

Property Location 45 PORTER RD		Map ID 48/ 90/ B/ I		Bldg Name		State Use 101	
Vision ID 3879		Account # 3945		Bldg # 1		Print Date 12/19/2019 11:45:28	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW
CALLAHAN ALBERT J III CALLAHAN KATHLEEN A 45 PORTER RD						Description	Code	Appraised	Assessed	
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	235800	235,800		
					RES LAND	101	104200	104,200		
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	22100	22,100		
SUPPLEMENTAL DATA					Total				362,100	362,100
EAST LONGMEADOW MA 01028		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#						
GIS ID F_385293_2853191										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CALLAHAN ALBERT J III CONNELLY, THOMAS W JR, RUPPEL KEITH, FREGEAU ROBERT L + BELCHER GEORGE E +	13336	0267	06-26-2003	U	I	290,000		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
	11309	0438	08-21-2000	U	I	234,000		2019	101	229,200	2018	101	206,200	2017	101	201,100
	09631	0223	09-25-1996	U	I	202,000			101	101,400		101	101,400		101	99,400
	08160	0143	09-04-1992	U	I	285,000			101	22,100		101	22,100		101	22,100
	6543	0340	06-30-1987	U	I	255,000		Total		352700	Total		329700	Total		322600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description	Amount	Code	Description	YEAR	Amount		
Total			0.00						

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			101
Batch			
MG			

NOTES			
SUB DIV #757			

BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result
201802861	09-25-2018	9	ALTERATION	42,000	05-21-2019	100	05-21-2019	PORCH, 2 BATHS O	05-22-2019			334	15	PERMIT VISIT
201502477	09-04-2015	7	REMODEL	56,000	06-10-2016	100	06-10-2016	KITCHEN & BATH (	06-27-2016			317	15	PERMIT VISIT
329	10-01-1987	MN	Manual Note	2,000				PORCH	06-10-2016			317	13	MISSED APPT
									10-07-2010			311	3	MEAS+INSPCTD
									08-29-2002			274	14	INSPECTED
									08-26-2002			250	21	LEFT 2ND NOT
									08-21-2002			274	2	MEASURED

LAND LINE VALUATION SECTION																						
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing			Size A	Adj Unit Pric	Land Value	
1	101	ONE FAM	RA				40,000	SF	2.39	1.190	7	LAND	1.00	MG	1.00		0	TRF1	0.9	1.000	2.56	102,400
1	101	ONE FAM	RA				0.250	AC	7,000.00	1.000	0		1.00	MG	1.00		0			1.000	7,000.00	1,800
Total Card Land Units							1.168	AC	Parcel Total Land Area: 1.1683							Total Land Value					104,200	

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	06		COLONIAL				Basement Floor	12	CONCRETE				
Model	01		RESIDENTIAL				Bsmt Garage						
Grade	C+		AVG. (+)				#Heat Sys	1.00					
Stories	2.50		2 1/2 STORIES				Units	1					
Foundation	3		MASONRY				MIXED USE						
Exterior Wall 1	2		CLAPBOARD				Code	Description			Percentage		
Exterior Wall 2							101	ONE FAM			100		
Roof Structure	1		GABLE								0		
Roof Cover	1		ASPHALT SH								0		
Interior Wall 1	2		PLASTER				COST / MARKET VALUATION						
Interior Wall 2	1		DRYWALL				Adj Base Rate				80.50		
Interior Floor 1	3		HARDWOOD				RCN				306,275		
Interior Floor 2	2		SOFTWOOD				Net Other Adj						
Heat Fuel	2		GAS				Year Built				1805		
Heat Type	3		FORCED H/W				Effective Year Built				1995		
AC Type	01		NONE				Depreciation Code				GV		
Bedrooms	5						Remodel Rating				03		
Full Baths	3						Year Remodeled				2015		
Half Baths	0						Depreciation %				23		
Extra Fixtures	0						Functional Obsol						
Total Rooms	10						External Obsol						
Bath Style	G		GOOD				Cost Trend Factor				1		
Half Bath Style							Condition						
Kitchens	1						% Complete						
Kitchen Style	G		GOOD				Overall % Condition				77		
Extra Kitchens	0						RCNLD				235,800		
Extra Kitchen St							Dep % Ovr						
FBM Sqft							Dep Ovr Comment						
FBM Quality							Misc Imp Ovr						
Fireplaces	1						Misc Imp Ovr Comment						
WS Flues							Cost to Cure Ovr						
Central Vac	0		NO				Cost to Cure Ovr Comment						
Frame	1		WOOD										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	192	7.48	1940	60	0.00	AV	A	1.00	900
32	BARN/LFT			L	864	19.55	1930	60	0.00	AV	A	1.00	10,100
31	BARN			L	1,15	16.10	1930	60	0.00	AV	A	1.00	11,100
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	1,135		20.07	22,780			
EFP	ENCL PORCH					0	308		29.98	9,232			
FFL	1ST FLOOR					1,263	1,263		100.35	126,745			
GAR	GARAGE					0	462		40.18	18,565			
HST	HALF STORY					465	930		50.18	46,664			
OPF	OPEN PORCH					0	200		10.04	2,007			
SFL	2ND FLOOR					667	667		100.35	66,935			
UAT	UNFIN ATTC					0	667		20.01	13,347			
Ttl Gross Liv / Lease Area						2,395	5,632	3,052		306,275			

