

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
PORTH KENT E PORTH DONNA E 107 AVERY ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	222000		222,000											
												RES LAND		101	93700		93,700											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	400		400											
				SUPPLEMENTAL DATA																								
				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_375514_2851600												Total		316,100		316,100												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
PORTH KENT E SMITH ,KATHLEEN M SMITH VERNON R + KATHLEEN M, BOUSQUET PAUL A + CONNORS THOMAS F +				12137	0189	01-28-2002	U	I			220,000		1		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				11599	0333	04-23-2001	U	I			1		1		2020	101	212,900	2019	101	207,100	2018	101	193,700					
				09259	0422	09-26-1995	U	I			121,500		1			101	93,700		101	91,200		101	91,200					
				09161	0470	06-16-1995	U	I			141,750		1			101	400		101	400		101	500					
				0000	0000		U				0						Total		307000		Total		298700		Total		285400	
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																
Year	Code	Description			Amount	Code	Description			YEAR	Amount															Comm Int		
Total					0.00																							
ASSESSING NEIGHBORHOOD																												
Nbhd		Nbhd Name			B			Tracing			Batch																	
0001								101			NA																	
NOTES																												
SUB DIV #655																												
												Appraised BLDG. Value (Card)						222,000										
												Appraised Xf (B) Value (Bldg)						0										
												Appraised Ob (B) Value (Bldg)						400										
												Appraised Land Value (Bldg)						93,700										
												Special Land Value						0										
												Total Appraised Parcel Value						316,100										
												Valuation Method						C										
												Adjustment																
												Net Total Appraised Parcel Value						316,100										
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								
251		09-29-1995		MN	Manual Note		25,000					FNH HSE		03-21-2018				333	2	MEASURED								
162		06-20-1995		MN	Manual Note		65,000					DWELLING		05-13-2004				318	14	INSPECTED								
														03-31-2004				311	2	MEASURED								
														02-01-1996				107	14	INSPECTED								
														12-12-1995				107	15	PERMIT VISIT								
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		RB				25,325	SF	3.56	1.040	6	LAND	1.00	NA	1.00				0		1.000	3.7	93,700				
Total Card Land Units								0.581	AC	Parcel Total Land Area: 0.5814				Total Land Value								93,700						

Property Location 107 AVERY ST
 Vision ID 3361

Account # 3416

Map ID 4/ 12A/ A/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11-03-2020 4:52:39 P

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	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	93.12	
Interior Floor 2	3	HARDWOOD	RCN	261,225	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1995	
AC Type	03	FULL	Effective Year Built	2003	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	15	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	85	
Extra Kitchen St			RCNLD	222,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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	100	7.48	2003	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		23.30	21,253	
FFL	1ST FLOOR	912	912		116.77	106,499	
GAR	GARAGE	0	528		46.67	24,639	
SFL	2ND FLOOR	912	912		116.77	106,499	
WDK	WOOD DECK	0	144		16.22	2,335	
Ttl Gross Liv / Lease Area		1,824	3,408	2,237		261,225	

