

State Use 101
Print Date 11-03-2020 6:06:37 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																	
MCCARTHY JUSTIN R CASSIN BRADLEY B + KATHLEEN E 84 PORTER RD EAST LONGMEADOW MA 01028												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		148300		148,300																											
												RES LAND		101		92900		92,900																											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		800		800																											
				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_385531_2853927														Total		242,000		242,000																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																													
MCCARTHY JUSTIN R WILSON DEBORA L PROVOST DEBORA L LEMON DORIS E + TRAVER JA BECKWITH EVELYN T				22390 0357		10-05-2018		Q		I		236,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed													
				21035 0178		01-21-2016		U		I		100		1A		2020		101		140,600		2019		101		136,700		2018		101		123,700													
				08955 0127		09-29-1994		U		I		115,000						101		92,900				101		90,200		101		90,200															
				08116 0427		07-22-1992		U		I		30,000		1A				101		800				101		800		101		500															
				02308 0097		05-05-1954		U		I		0																																	
				Total												Total		234300		Total		227700		Total		214400																			
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																		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 148,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 800 Appraised Land Value (Bldg) 92,900 Special Land Value 0 Total Appraised Parcel Value 242,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 242,000																											
Nbhd		Nbhd Name		B		Tracing		Batch																																					
0001						101		MG																																					
NOTES																																													
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																	
																		06-27-2018						333		2		MEASURED																	
																		10-04-2010						311		2		MEASURED																	
																		09-11-2002						274		14		INSPECTED																	
																		08-29-2002						250		22		MAILER SENT																	
																		08-27-2002						274		2		MEASURED																	
																		04-15-1992						131		3		MEAS+INSPCTD																	
																		11-13-1980						500		3		MEAS+INSPCTD																	
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								15,000		SF		5.78		1.190		7		LAND		1.00		MG		1.00				0		TRF1		0.9		1.000		6.19		92,900	
Total Card Land Units														0.344		AC		Parcel Total Land Area: 0.3444										Total Land Value										92,900							

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description			Element		Cd	Description				
Style	05		CAPE			Basement Floor	12	CONCRETE					
Model	01		RESIDENTIAL			Bsmt Garage							
Grade	C		AVERAGE			#Heat Sys	1.00						
Stories	1.50		1 1/2 STORIES			Units	1						
Foundation	2		CONC BLOCK			MIXED USE							
Exterior Wall 1	4		VINYL			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						Adj Base Rate				99.15			
Interior Floor 1	3		HARDWOOD			RCN				211,798			
Interior Floor 2	4		CARPET			Net Other Adj							
Heat Fuel	2		GAS			Year Built				1945			
Heat Type	1		FORCED H/A			Effective Year Built				1988			
AC Type	03		FULL			Depreciation Code				GD			
Bedrooms	3					Remodel Rating							
Full Baths	2					Year Remodeled							
Half Baths	0					Depreciation %				30			
Extra Fixtures	1					Functional Obsol							
Total Rooms	7					External Obsol							
Bath Style	A		AVERAGE			Cost Trend Factor				1			
Half Bath Style						Condition							
Kitchens	1					% Complete							
Kitchen Style	A		AVERAGE			Overall % Condition				70			
Extra Kitchens	0					RCNLD				148,300			
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	80	7.48	2004	60	0.00	AV	A	1.00	400
02	SHED/FR			L	96	7.48	2017	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	834		22.99		19,171		
FFL	1ST FLOOR					1,016	1,016		114.80		116,632		
GAR	GARAGE					0	462		45.97		21,237		
HST	HALF STORY					417	834		57.40		47,870		
PAT	PATIO					0	436		5.79		2,526		
STG	STORAGE					0	96		45.44		4,362		
Ttl Gross Liv / Lease Area						1,433	3,678	1,845			211,798		

