

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
FONDA CHRISTOPHER W FONDA CHERYL K 309 PORTER RD EAST LONGMEADOW MA 01028 GIS ID F_389608_2856320										Description RESIDNTL. RES LAND RESIDNTL. Total		Code 101 101 101 293,700		Appraised 177300 105100 11300 293,700		Assessed 177,300 105,100 11,300 293,700		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC												CORNER						
				DRAINAGE				VIEW												COMMUNITY						
				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#																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
FONDA CHRISTOPHER W ROBERTS KENNETH A +, CLAY				11977	0420	11-16-2001	U	I			188,500	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				06782	0284	03-18-1988	U	I			147,000		2020	101	168,400	2019	101	164,000	2018	101	133,100					
				04627	0326	07-20-1978	U	I			0			101	105,100		101	102,300		101	102,300					
													101	11,300		101	11,300		101	11,300						
				Total								Total		284800		Total		277600		Total		246700				
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		MG																		
NOTES																										
												APPRAISED VALUE SUMMARY														
												Appraised BLDG. Value (Card)										177,300				
												Appraised Xf (B) Value (Bldg)										0				
												Appraised Ob (B) Value (Bldg)										11,300				
												Appraised Land Value (Bldg)										105,100				
												Special Land Value										0				
												Total Appraised Parcel Value										293,700				
												Valuation Method										C				
												Adjustment														
												Net Total Appraised Parcel Value										293,700				
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		
201702865		11-08-2017		7	REMODEL		70,000		02-28-2018		100		02-28-2018		TWO BATHROOMS		02-28-2018					333	15	PERMIT VISIT		
201203160		10-01-2012		91	INSULATION		3,251								GARAGE & 3-SEAS 13 REPLACEMENT		07-05-2013					317	2	MEASURED		
201201270		04-01-2012		4	ADDITION		64,421						07-05-2013							317	15	PERMIT VISIT				
320		12-18-2009		25	WINDOWS		11,000						06-29-2012							317	15	PERMIT VISIT				
													05-25-2012							317	15	PERMIT VISIT				
													01-26-2010					316	15	PERMIT VISIT						
													08-01-2008					317	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				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				0.380	AC	7,000	1.000	0		1.00	MG	1.00					0			1.000	7,000	2,700
Total Card Land Units								1.298	AC	Parcel Total Land Area: 1.2983				Total Land Value										105,100		

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	4	SOLID WOOD	COST / MARKET VALUATION		
Interior Wall 2	1	DRYWALL	Adj Base Rate		89.01
Interior Floor 1	3	HARDWOOD	RCN		281,357
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1945
Heat Type	1	FORCED H/A	Effective Year Built		1981
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		63
Extra Kitchens	0		RCNLD		177,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft	730		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	2		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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1963	60	0.00	AV	A	1.00	11,300

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,460		21.45	31,321
EFB	ENCL PORCH	0	312		32.32	10,083
FFL	1ST FLOOR	1,460	1,460		107.27	156,607
GAR	GARAGE	0	598		42.87	25,636
HST	HALF STORY	522	1,044		53.63	55,992
OPF	OPEN PORCH	0	20		10.73	215
PAT	PATIO	0	288		5.21	1,502
Ttl Gross Liv / Lease Area		1,982	5,182	2,623		281,357

