

Property Location

428 PORTER RD

Map ID

70/ 5/ 0/ /

Bldg Name

State Use

101

Vision ID

5131

Account #

5208

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 8:32:20 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
LEAHAN MEGAN E COLE SPENCER 428 PORTER RD EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed											
										RESIDNTL.	101	92500	92,500											
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	95000	95,000											
										RESIDNTL.	101	4100	4,100											
		SUPPLEMENTAL DATA								Total				191,600	191,600									
GIS ID		F_390780_2858345		Mailed		Assoc Pid#																		
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
LEAHAN MEGAN E RIDER KELLY ELLISON RAYMOND H +,		22566		264		02-26-2019		Q		I		209,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		18029		0575		10-15-2009		U		I		174,000				2020	101	87,600	2019	101	85,100	2018	101	78,600
		02601		0516		04-11-1958		U		I		0					101	95,000		101	92,200		101	92,200
																	101	4,100		101	4,100		101	4,100
		Total												Total		186700	Total		181400	Total		174900		
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						
Nbhd		Nbhd Name		B		Tracing		Batch										Appraised BLDG. Value (Card)				92,500		
0001						101		MG										Appraised Xf (B) Value (Bldg)				0		
																		Appraised Ob (B) Value (Bldg)				4,100		
																		Appraised Land Value (Bldg)				95,000		
																		Special Land Value				0		
																		Total Appraised Parcel Value				191,600		
																		Valuation Method				C		
																		Adjustment						
																		Net Total Appraised Parcel Value				191,600		
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										
201902016	06-06-2019	91	INSULATION	3,027		0			05-27-2016			317	15	PERMIT VISIT										
201502918	11-30-2015	20	WOOD STOVE	1,353	05-27-2015	100	05-27-2016	CHIMNEY LINER	01-14-2011			317	15	PERMIT VISIT										
46	03-10-2010	12	REROOF	3,000				NVC	10-26-2006			311	3	MEAS+INSPCTD										
									05-03-2000			247	14	INSPECTED										
									04-19-2000			247	2	MEASURED										
									03-06-1992			170	3	MEAS+INSPCTD										
									12-16-1980			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				20,000 SF	4.43	1.190	7	LAND	1.00	MG	1.00			0 TRF1	0.9	1.000	4.75	95,000			
							Total Card Land Units	0.459	AC	Parcel Total Land Area: 0.4591												Total Land Value	95,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	116.17	
Interior Floor 2			RCN	162,238	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1952	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	3		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	92,500	
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
03	GARAGE	OB	Outbuildi	L	240	28.18	1960	60	0.00	AV	A	1.00	4,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	816		26.28	21,448	
FFL	1ST FLOOR	1,068	1,068		131.58	140,527	
OPP	OPEN PORCH	0	20		13.16	263	
Ttl Gross Liv / Lease Area		1,068	1,904	1,233		162,238	

