

Property Location

445 PORTER RD

Map ID

70/ 53/ 1/ 1

Bldg Name

State Use

101

Vision ID

5135

Account #

5212

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 8:32:52 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
GUIHAN MICHAEL J GUIHAN DIANE M 445 PORTER RD EAST LONGMEADOW MA 01028 GIS ID F_391483_2858631		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed												
										RESIDNTL.	101	243100	243,100												
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	96800	96,800												
										RESIDNTL.	101	1000	1,000												
		SUPPLEMENTAL DATA								Total				340,900		340,900									
Alt Prcl ID		SP Permit		Chapter Land		OC Dates		In+Ex FY		Received NIA		Field 8		Field 9		Field 10									
Mailed								Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
GUIHAN MICHAEL J WARD		6605 06023		0276 0474		08-27-1987		U		195,000				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
						03-03-1986		U		450,000				2020	101	233,100	2019	101	226,700	2018	101	212,000			
															101	96,800		101	93,900		101	93,900			
															101	1,000		101	1,000		101	2,000			
														Total		330900		Total		321600		Total		307900	
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																									
BUILDING PERMIT RECORD																									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result											
201900936	03-27-2019	91	INSULATION	3,352		0		DECK POOL SFR	07-03-2018			333	2	MEASURED											
56	04-01-1994	MN	Manual Note	5,000					11-08-2006				311	3	MEAS+INSPCTD										
284	01-01-1986	MN	Manual Note						11-02-2006				311	1	LEFT NOTICE										
									05-17-2000				247	14	INSPECTED										
									04-26-2000				247	2	MEASURED										
									02-13-1995			107	15	PERMIT VISIT											
									03-06-1992			170	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				25,807 SF	3.5	1.190	7	LAND	1.00	MG	1.00			0 TRF1	0.9	1.000	3.75	96,800				
Total Card Land Units							0.592	AC	Parcel Total Land Area: 0.5924							Total Land Value							96,800		

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	16	STONE VENR	101	ONE FAM	100
Roof Structure	3	GAMBREL			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		87.56
Interior Floor 1	4	CARPET	RCN		303,815
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1986
Heat Type	1	FORCED H/A	Effective Year Built		1998
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		20
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		80
Extra Kitchens	0		RCNLD		243,100
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	1	YES	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
28	B-BALL C			L	1	0.00	1988	50	0.00	FR	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,276		21.74	27,738	
CFL	CATHEDRAL CE	288	288		112.18	32,307	
FFL	1ST FLOOR	988	988		108.78	107,472	
GAR	GARAGE	0	576		43.44	25,019	
OPF	OPEN PORCH	0	72		10.58	761	
SFL	2ND FLOOR	939	939		108.78	102,142	
WDK	WOOD DECK	0	552		15.17	8,376	
Ttl Gross Liv / Lease Area		2,215	4,691	2,793		303,815	

