

State Use 101
Print Date 12/12/2022 8:29:51 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
PIKOULAS JAMES 94 PORTER RD EAST LONGMEADOW MA 01028 GIS ID F_385677_2854081												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	206800		206,800																
												RES LAND		101	111000		111,000																
				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#								Total		317,800		317,800																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
PIKOULAS JAMES PATRIOT LIVING LLC ONEILL THOMAS N HEIRS + DEV OF				23843		0410		04-26-2021		Q		I		310,000		00		Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed		
				23466		0139		10-08-2020		U		I		155,000		1		2022		101	186,500		2021		101	128,600		2020		101	121,900		
				03752		0317		11-22-1972		U		I		0						101		100,400				101		92,900		101		92,900	
																		Total		286,900		Total		221,500		Total		214,800					
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																									
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 206,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 111,000 Special Land Value 0 Total Appraised Parcel Value 317,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 317,800															
Total				3,600.00																													
ASSESSING NEIGHBORHOOD																																	
Nbhd			Nbhd Name			Tracing			Batch																								
0001						101			MG																								
NOTES																																	
BC CONFIRMS BP202003034 COMP 4/27/21																																	
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					
202003034		11-24-2020		9		ALTERATION		40,000				100		02-26-2021		SIDING, ROOF, 3 WI		02-26-2021						400		16		FIELDREV CHG					
229		09-12-1996		MN		Manual Note		3,600								REROOF		07-03-2018						333		2		MEASURED					
																		10-04-2010						311		3		MEAS+INSPCTD					
																		09-14-2002						250		22		MAILER SENT					
																		08-28-2002						274		2		MEASURED					
																		12-20-1996						107		15		PERMIT VISIT					
																		11-13-1980						500		1		LEFT NOTICE					
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	6.86	1.200	7	LAND	1.00	MG	1.00				0	TRF1	0.9	1.000	7.4	111,000								
Total Card Land Units								0.34	AC	Parcel Total Land Area: 0.34								Total Land Value								111,000							

Property Location 94 PORTER RD
 Vision ID 3847 Account # 3913

Map ID 48/ 62/ 3/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	05	CAPE	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	1		
Grade	C+	AVG. (+)	#Heat Sys	1.00		
Stories	1.50	1 1/2 STORIES	Units	1		
Foundation	3	MASONRY	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	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		115.68	
Interior Floor 1	3	HARDWOOD	RCN		268,583	
Interior Floor 2			Net Other Adj			
Heat Fuel	1	OIL	Year Built		1946	
Heat Type	1	FORCED H/A	Effective Year Built		1998	
AC Type	01	NONE	Depreciation Code		GV	
Bedrooms	3		Remodel Rating		05	
Full Baths	2		Year Remodeled		2020	
Half Baths	0		Depreciation %		23	
Extra Fixtures	0		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		77	
Extra Kitchens	0		RCNLD		206,800	
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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,120		28.21	31,598	
FFL	1ST FLOOR	1,120	1,120		141.06	157,990	
HST	HALF STORY	560	1,120		70.53	78,995	
Ttl Gross Liv / Lease Area		1,680	3,360			268,583	

