

Property Location

261 PORTER RD

Map ID

59/ 58/ 5/ 1

Bldg Name

State Use

101

Vision ID

4491

Account #

4564

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 10:06:23

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW																									
WALAS NANCY T LE 261 PORTER RD EAST LONGMEADOW MA 01028 GIS ID F_388786_2855723		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code				Appraised		Assessed																					
										RESIDNTL.		101				121400		121,400																					
										RES LAND		101				115400		115,400																					
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101				1100		1,100																					
SUPPLEMENTAL DATA										Total		237,900		237,900																									
		Alt Prcl ID		Received																																			
		SP Permit		NIA																																			
		Chapter Land		Field 8																																			
		OC Dates		Field 9																																			
		In+Ex FY		Field 10																																			
		Mailed		Assoc Pid#																																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
WALAS NANCY T LE WALAS RICHARD S ,		18712		0073		03-17-2011		U		I		100		1A		Year		Code		Assessed		Year		Code		Assessed													
		03996		0082		06-28-1974		U		I		0				2022		101		107,800		2021		101		103,300													
																101		104,200		2020		101		96,500															
																101		1,100				101		1,100															
Total														Total		213,100		Total		200,900		Total		195,400															
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		Tracing		Batch		Appraised BLDG. Value (Card)										121,400																					
0001				101		MG		Appraised Xf (B) Value (Bldg)										0																					
																		Appraised Ob (B) Value (Bldg)										1,100											
																		Appraised Land Value (Bldg)										115,400											
																		Special Land Value										0											
																		Total Appraised Parcel Value										237,900											
																		Valuation Method										C											
																		Adjustment																					
																		Net Total Appraised Parcel Value										237,900											
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											
																		07-03-2018						333		2		MEASURED											
																		06-27-2008						317		3		MEAS+INSPCTD											
																		04-11-2002						274		14		INSPECTED											
																		03-22-2002						250		22		MAILER SENT											
																		11-19-2001						247		2		MEASURED											
																		03-17-1992						131		3		MEAS+INSPCTD											
																		01-20-1981						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								24,866 SF		4.30		1.200		7		LAND		1.00		MG		1.00				0 TRF1 0.9		1.000		4.64		115,400	
Total Card Land Units														0.57		AC		Parcel Total Land Area:				0.57				Total Land Value										115,400			

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	1	CONCRETE	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2	8	BRICK VENR	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		125.33
Interior Floor 1	3	HARDWOOD	RCN		213,019
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1960
Heat Type	3	FORCED H/W	Effective Year Built		1978
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	4		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		121,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft	273		Dep Ovr Comment		
FBM Quality	1		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	240	7.48	1970	60	0.00	AV	A	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,092		27.81	30,372	
EFB	ENCL PORCH	0	200		69.66	13,932	
FFL	1ST FLOOR	1,092	1,092		139.32	152,137	
GAR	GARAGE	0	252		55.84	14,071	
PAT	PATIO	0	362		6.93	2,508	
Ttl Gross Liv / Lease Area		1,092	2,998			213,019	

