

Property Location

257 PORTER RD

Map ID

59/ 59/ 6/ /

Bldg Name

State Use

101

Vision ID

4492

Account #

4565

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 10:06:33

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
WHITCOMB JUNE H WHITCOMB LYLE A 257 PORTER RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
						RESIDNTL.	101	152800	152,800													
						RES LAND	101	117000	117,000													
						RESIDNTL.	101	500	500													
		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#																
GIS ID F_388612_2855661						Total				270,300	270,300											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
WHITCOMB JUNE H CHAMPAGNE JUNE H CHAMPAGNE E		08436	0298	06-01-1993	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
		06361	0406	01-14-1987	U	I	1	1	2022	101	135,000	2021	101	129,200	2020	101	122,200					
		04171	0260	08-29-1975	U	I	0		101	105,300	101	97,500	101	97,500								
								101	500	101	500	101	500									
		Total						240,800		Total		227,200		Total		220,200						
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 Appraised BLDG. Value (Card) 152,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 117,000 Special Land Value 0 Total Appraised Parcel Value 270,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 270,300												
Nbhd		Nbhd Name		Tracing		Batch																
0001				101		MG																
NOTES																						
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								
223	07-27-2000	8	RENOVATION	16,800				NEW RF, SIDING. W DECK	07-03-2018			333	3	MEAS+INSPCTD								
96	05-01-1992	MN	Manual Note	800					06-27-2008				317	3	MEAS+INSPCTD							
									11-19-2001				247	3	MEAS+INSPCTD							
									01-30-2001				247	15	PERMIT VISIT							
									03-02-1993				131	15	PERMIT VISIT							
									03-30-1992				170	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				27,866 SF	3.89	1.200	7	LAND	1.00	MG	1.00			0 TRF1	0.9	1.000	4.2	117,000	
							Total Card Land Units	0.64	AC	Parcel Total Land Area: 0.64											Total Land Value	117,000

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	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	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	4	CARPET	Adj Base Rate	122.28	
Interior Floor 2	3	HARDWOOD	RCN	218,316	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1956	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	5		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	70	
Extra Kitchen St			RCNLD	152,800	
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
01	SHED/MTL			L	160	5.18	2006	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,092		26.74	29,198	
EFB	ENCL PORCH	0	180		66.97	12,054	
FFL	1ST FLOOR	1,092	1,092		133.94	146,258	
GAR	GARAGE	0	441		53.45	23,573	
WDK	WOOD DECK	0	270		26.79	7,233	
Ttl Gross Liv / Lease Area		1,092	3,075			218,316	

