

Property Location 221 PORTER RD

Vision ID 4500

Account # 4573

Map ID 59/ 65/ A/ I

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 12/12/2022 10:07:56

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
FENTON TIMOTHY A FENTON DEBORAH C 221 PORTER RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	203000	203,000												
						RES LAND	101	118600	118,600												
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	300	300												
		SUPPLEMENTAL DATA				Total				321,900	321,900										
GIS ID F_387983_2855260		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
FENTON TIMOTHY A TUCKER ROBERT + PAULA J, TOWLE		12742	0057	11-22-2002	U	I	219,000	2022	101	183,000	2021	101	175,300	2020	101	166,000					
		06318	0445	12-11-1986	U	I	142,500		101	107,300	101	99,500	101	99,500							
		03308	0585	12-15-1967	U	I	0		101	300	101	300	101	300							
		Total				290,600	Total		275,100	Total	265,800										
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int													
Total			0.00																		
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)					203,000								
0001				101		MG		Appraised Xf (B) Value (Bldg)					0								
NOTES SUB DIV #731 19SF SOLD TO RICHARD + BETTY HILLMAN PARCEL 1-ABOOK 8923 P380 FOR 1000								Appraised Ob (B) Value (Bldg)					300								
								Appraised Land Value (Bldg)					118,600								
								Special Land Value					0								
								Total Appraised Parcel Value					321,900								
								Valuation Method					C								
								Adjustment													
								Net Total Appraised Parcel Value					321,900								
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							
201202480	06-15-2012	91	INSULATION	4,900				NVC AG POOL	08-20-2019			334	2	MEASURED							
238	09-27-1999	12	REROOF	6,000					07-20-2012			317	15	PERMIT VISIT							
90	04-01-1987	MN	Manual Note	2,000					07-18-2008			350	14	INSPECTED							
									04-09-2002			274	14	INSPECTED							
									03-22-2002			250	22	MAILER SENT							
									11-14-2001			247	2	MEASURED							
									11-16-1999			247	15	PERMIT VISIT							
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				31,380 SF	3.50	1.200	7	LAND	1.00	MG	1.00			0 TRF1	0.9	1.000	3.78	118,600
Total Card Land Units							0.72	AC	Parcel Total Land Area: 0.72							Total Land Value					118,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	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	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		106.66
Interior Floor 1	3	HARDWOOD	RCN		322,196
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1951
Heat Type	3	FORCED H/W	Effective Year Built		1984
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		203,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft	619		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	72	7.48	1987	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,238		26.02	32,207	
FFL	1ST FLOOR	1,414	1,414		129.87	183,630	
GAR	GARAGE	0	484		52.05	25,194	
HST	HALF STORY	619	1,238		64.93	80,387	
PAT	PATIO	0	110		7.08	779	
Ttl Gross Liv / Lease Area		2,033	4,484			322,196	

