

Property Location

201 PORTER RD

Map ID

60/ 13/ 2/ /

Bldg Name

State Use

101

Vision ID

4644

Account #

4717

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 10:28:13

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
NARREAU DAVID JR NARREAU SHERRY A 201 PORTER RD EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed												
										RESIDNTL.	101	223700	223,700												
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	114900	114,900												
										RESIDNTL.	101	11100	11,100												
		SUPPLEMENTAL DATA								Total				349,700		349,700									
GIS ID		F_387466_2854866		Mailed		Alt Prcl ID		Received																	
						SP Permit		NIA																	
						Chapter Land		Field 8																	
						OC Dates		Field 9																	
						In+Ex FY		Field 10																	
						Assoc Pid#																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
NARREAU DAVID JR COLLURA MICHAEL D COLLURA JOHN A		21323		0151		08-23-2016		Q		I		285,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		20606		0466		02-25-2015		U		I		265,000		1A		2022	101	204,000	2021	101	196,600	2020	101	187,700	
		05920		0075		10-15-1985		U		I		89,000				101	103,600	101	95,800	101	95,800	101	11,100		
																101	11,100	101	11,100	101	11,100				
		Total												Total		318,700		Total		303,500		Total		294,600	
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		4,000.00																					
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name		Tracing		Batch												Appraised BLDG. Value (Card)		223,700					
0001				101		MG												Appraised Xf (B) Value (Bldg)		0					
																		Appraised Ob (B) Value (Bldg)		11,100					
																		Appraised Land Value (Bldg)		114,900					
																		Special Land Value		0					
																		Total Appraised Parcel Value		349,700					
																		Valuation Method		C					
																		Adjustment							
																		Net Total Appraised Parcel Value		349,700					
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											
176	07-01-1992	MN	Manual Note	15,000				POOL I	01-26-2017			317	16	FIELDREV CHG											
96	05-01-1991	MN	Manual Note	1,400				SHED	06-17-2008			250	P1	PHONE MESSAG											
									05-29-2008			317	2	MEASURED											
									11-29-2001			247	2	MEASURED											
									10-31-2001			250	22	MAILER SENT											
									02-16-1993			131	15	PERMIT VISIT											
									07-24-1992			131	14	INSPECTED											
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				22,975 SF	4.63	1.200	7	LAND	1.00	MG	1.00			0 TRF1	0.9	1.000	5	114,900				
Total Card Land Units							0.53	AC	Parcel Total Land Area: 0.53							Total Land Value					114,900				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmnt Garage		
Grade	C+	AVG. (+)	#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	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	113.39	
Interior Floor 1	3	HARDWOOD	RCN	319,632	
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built	1962	
Heat Type	3	FORCED H/W	Effective Year Built	1991	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %	30	
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	70	
Extra Kitchens	1		RCNLD	223,700	
Extra Kitchen St	F	FAIR	Dep % Ovr		
FBM Sqft	1000		Dep Ovr Comment		
FBM Quality	3		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
02	SHED/FR			L	160	7.48	1991	60	0.00	AV	A	1.00	700
11	POOL I-V	OB	Outbuildi	L	512	29.00	1992	70	0.00	GD	A	1.00	10,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,448		31.58	45,729	
FFL	1ST FLOOR	1,448	1,448		157.69	228,331	
GAR	GARAGE	0	624		63.18	39,422	
OFP	OPEN PORCH	0	110		15.77	1,735	
WDK	WOOD DECK	0	140		31.54	4,415	
Ttl Gross Liv / Lease Area		1,448	3,770			319,632	

