

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
GUIHAN NICHOLAS J TR BRADLEY KRISTINA M TR 445 PORTER RD EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	280100		280,100										
												RES LAND		101	115900		115,900										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1000		1,000										
				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_391483_2858631												Total		397,000		397,000											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
GUIHAN NICHOLAS J TR GUIHAN MICHAEL J WARD				24684		0547		08-17-2022		U		I		1		1A		Year		Code	Assessed		Year		Code	Assessed	
				06605		0276		08-27-1987		U		I		195,000				2022		101	253,700		2021		101	243,100	
				06023		0474		03-03-1986		U		I		450,000						101	104,500				101	96,800	
																				101	1,000				101	1,000	
				Total		0.00										Total		359,200		Total		340,900		Total		330,900	
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																											
Nbhd		Nbhd Name								Tracing				Batch													
0001										101				MG													
NOTES																											

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	16	STONE VENR	101	ONE FAM	100
Roof Structure	3	GAMBREL			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		103.01
Interior Floor 1	4	CARPET	RCN		354,556
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1986
Heat Type	1	FORCED H/A	Effective Year Built		2000
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		79
Extra Kitchens	0		RCNLD		280,100
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	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
28	B-BALL C			L	1	0.00	1988	50	0.00	FR	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,276		25.07	31,993	
CFL	CATHEDRAL CE	288	288		129.38	37,262	
FFL	1ST FLOOR	988	988		125.46	123,957	
GAR	GARAGE	0	576		50.10	28,856	
OPF	OPEN PORCH	0	72		12.20	878	
SFL	2ND FLOOR	939	939		125.46	117,809	
WDK	WOOD DECK	0	552		25.00	13,801	
Ttl Gross Liv / Lease Area		2,215	4,691			354,556	

