

Property Location 437 PORTER RD

Vision ID 6883

Map ID 70/ 21/ B/ I

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Account # 7007

Print Date 12-13-2022 12:53:29

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
TOSONI ANTHONY C TOSONI VERA A 437 PORTER RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	343500	343,500												
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	117300	117,300												
		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_391263_2858421						Total				460,800	460,800										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
TOSONI ANTHONY C KAPOOR MELANIE B WINTERBERRY LLC LEMANSKI MICHAEL J JOSEPH S GINGRAS		21771	0560	07-19-2017	Q	I	360,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		20110	0375	11-22-2013	Q	I	355,000	00	2022	101	313,500	2021	101	300,900	2020	101	288,700				
		19684	0011	02-12-2013	U	I	400,000	1		101	105,700		101	97,800		101	97,800				
		00000	0000		U		0														
		Total						Total		419,200	Total		398,700	Total		386,500					
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								APPRAISED VALUE SUMMARY										
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		MG															
NOTES																					
FY14 SUB 1103 BK PLANS 365-101 SPLIT FROM 70-21-0.																					
Appraised BLDG. Value (Card) 343,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 117,300 Special Land Value 0 Total Appraised Parcel Value 460,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 460,800																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
201301295	04-17-2013	2	DWELLING	250,000		0	10-08-2013	OC 10/8/2013 211	08-20-2019	03		334	2	MEASURED							
									10-08-2013			400	25	OC VISIT							
									07-01-2013			400	16	FIELDREV CHG							
									05-24-2013			105	2	MEASURED							
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				28,263 SF	3.84	1.200	7	LAND	1.00	MG	1.00			0 TRF1	0.9	1.000	4.15	117,300
Total Card Land Units							0.65	AC	Parcel Total Land Area: 0.65							Total Land Value					117,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	105.86	
Interior Floor 2	4	CARPET	RCN	361,575	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2013	
AC Type	03	FULL	Effective Year Built	2016	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	5	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	95	
Extra Kitchen St			RCNLD	343,500	
FBM Sqft	400		Dep % Ovr		
FBM Quality	3		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	868		28.42	24,672	
FFL	1ST FLOOR	880	880		141.79	124,779	
GAR	GARAGE	0	512		56.77	29,068	
OPF	OPEN PORCH	0	48		14.77	709	
SFL	2ND FLOOR	1,248	1,248		141.79	176,959	
WDK	WOOD DECK	0	192		28.06	5,388	
Ttl Gross Liv / Lease Area		2,128	3,748			361,575	

