

Property Location

40 PORTER RD

Map ID

48/ 3/ 122/ /

Bldg Name

State Use

101

Vision ID

3810

Account #

3876

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 2:49:15 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW							
HUSSEIN MOHAMED A 40 PORTER RD EAST LONGMEADOW MA 01028 GIS ID F_384997_2853289		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed									
										RESIDNTL.		101		174300		174,300									
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		123900		123,900									
		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#				Total								298,200		298,200					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
HUSSEIN MOHAMED A MALONEY NANCY + FRANCIS L E MALONEY,NANCY MALONEY,JOHN L MOORE,WINSTON E		22760 0024		07-18-2019		Q I		I		219,000		00		Year		Code		Assessed		Year		Code		Assessed	
		15552 0280		12-06-2005		U I		I		100		1A		2023		101		160,000		2022		101		144,500	
		15451 0165		10-28-2005		U I		I		230,000		1A				101		112,800				101		101,700	
		15707 0162		06-03-2005		U I		I		230,000															
		11937 0526		10-26-2001		U I		I		139,000															
														Total				272,800		Total				246,200	
																				Total				232,500	
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																							
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name		Tracing		Batch												Appraised BLDG. Value (Card)		174,300					
0001				101		MG												Appraised Xf (B) Value (Bldg)		0					
																		Appraised Ob (B) Value (Bldg)		0					
																		Appraised Land Value (Bldg)		123,900					
																		Special Land Value		0					
																		Total Appraised Parcel Value		298,200					
																		Valuation Method		C					
																		Adjustment							
																		Net Total Appraised Parcel Value		298,200					
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											
B-23-558	08-07-2023	91	INSULATION	8,000		0			06-27-2018			333	3	MEAS+INSPCTD											
									04-13-2010			316	3	MEAS+INSPCTD											
									08-20-2002			274	3	MEAS+INSPCTD											
									03-26-1992			170	3	MEAS+INSPCTD											
									10-23-1980			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				18,225 SF	6.30	1.200	7	LAND	1.00	MG	1.00			0 TRF1	0.9	1.000	6.8	123,900				
Total Card Land Units							0.42	AC	Parcel Total Land Area:							0.42	Total Land Value							123,900	

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	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		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	126.49	
Interior Floor 2	6	CERAMIC TL	RCN	276,726	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1950	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	174,300	
FBM Sqft	408		Dep % Ovr		
FBM Quality	1		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	816		28.35	23,131
FFL	1ST FLOOR	1,135	1,135		141.91	161,069
OSP	SCRN PORCH	0	120		21.29	2,554
STG	STORAGE	0	55		56.76	3,122
TQS	3/4 STORY	612	816		106.43	86,849
Ttl Gross Liv / Lease Area		1,747	2,942			276,726

