

Property Location

94 PORTER RD

Vision ID

3847

Account #

3913

Map ID

48/ 62/ 3/ /

Bldg #

1

Bldg Name

Sec # 1 of 1

Card #

1 of 1

State Use

101

Print Date

11/14/2023 2:55:56 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
PIKOULAS JAMES 94 PORTER RD EAST LONGMEADOW MA 01028 GIS ID F_385677_2854081		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDENTL.		101		225,600		225,600																							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		122,300		122,300																							
		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#				Total								347,900		347,900																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
PIKOULAS JAMES PATRIOT LIVING LLC ONEILL THOMAS N HEIRS + DEV OF		23843		0410		04-26-2021		Q		I		310,000		00		Year		Code		Assessed		Year		Code		Assessed													
		23466		0139		10-08-2020		U		I		155,000		1		2023		101		206,800		2022		101		186,500													
		03752		0317		11-22-1972		U		I		0				101		111,000		100,400		2021		101		128,600													
																Total		317,800		Total		286,900		Total		221,500													
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																		APPROAISED VALUE SUMMARY																					
Nbhd		Nbhd Name		Tracing		Batch												Appraised BLDG. Value (Card)								225,600													
0001				101		MG												Appraised Xf (B) Value (Bldg)								0													
																		Appraised Ob (B) Value (Bldg)								0													
																		Appraised Land Value (Bldg)								122,300													
																		Special Land Value								0													
																		Total Appraised Parcel Value								347,900													
																		Valuation Method								C													
																		Adjustment																					
																		Net Total Appraised Parcel Value								347,900													
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											
B-23-114		02-17-2023		14		MIN ALT		5,750		06-13-2023		100		06-13-2023		1 ENTRY DOOR -N		06-13-2023						425		15		PERMIT VISIT											
B-23-11		01-05-2023		91		INSULATION		14,000				0						02-26-2021						400		16		FIELDREV CHG											
202003034		11-24-2020		9		ALTERATION		40,000				100		02-26-2021		SIDING, ROOF, 3 WI		07-03-2018						333		2		MEASURED											
229		09-12-1996		MN		Manual Note		3,600								REROOF		10-04-2010						311		3		MEAS+INSPCTD											
																		09-14-2002						250		22		MAILER SENT											
																		08-28-2002						274		2		MEASURED											
																		12-20-1996						107		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								15,000 SF		7.54		1.200		7		LAND		1.00		MG		1.00				0 TRF1 0.9		1.000		8.15		122,300	
Total Card Land Units														0.34		AC		Parcel Total Land Area:				0.34				Total Land Value										122,300			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	05	CAPE	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	1		
Grade	C+	AVG. (+)	#Heat Sys	1.00		
Stories	1.50	1 1/2 STORIES	Units	1		
Foundation	3	MASONRY	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	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		127.45	
Interior Floor 1	3	HARDWOOD	RCN		293,010	
Interior Floor 2			Net Other Adj			
Heat Fuel	1	OIL	Year Built		1946	
Heat Type	1	FORCED H/A	Effective Year Built		1998	
AC Type	01	NONE	Depreciation Code		GV	
Bedrooms	3		Remodel Rating		05	
Full Baths	2		Year Remodeled		2020	
Half Baths	0		Depreciation %		23	
Extra Fixtures	0		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	N	NONE	Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		77	
Extra Kitchens	0		RCNLD		225,600	
Extra Kitchen St	N	NONE	Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	1		Misc Imp Ovr Comment			
WS Flues	0		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,120		30.78	34,472	
FFL	1ST FLOOR	1,120	1,120		153.89	172,359	
HST	HALF STORY	560	1,120		76.95	86,179	
Ttl Gross Liv / Lease Area		1,680	3,360			293,010	

