

Property Location

55 PORTER RD

Map ID

48/ 89/ 0/ /

Bldg Name

State Use

101

Vision ID

3877

Account #

3943

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 3:01:19 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
PASQUINI JOSEPH E PASQUINI TAI LEAH SPARGO 55 PORTER RD EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed												
										RESIDNTL.	101	199400	199,400												
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	124000	124,000												
										RESIDNTL.	101	200	200												
		SUPPLEMENTAL DATA								Total				323,600		323,600									
GIS ID		F_385340_2853328		Mailed		Assoc Pid#																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
PASQUINI JOSEPH E CROSS WARNER M STEPHENS,ANGIE R GEORGANTAS NICHOLAS + BARCHIELLE		23415 0038		09-11-2020		Q		I		297,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		18278 0299		04-28-2010		U		I		230,000				2023	101	183,600	2022	101	165,300	2021	101	158,700			
		09144 0123		05-25-1995		U		I		148,500					101	112,800		101	101,700		101	94,300			
		06660 0290		10-22-1987		U		I		146,000					101	100		101	100		101	100			
		05730 0133		12-12-1984		U		I		0		1A		Total		296,500		Total		267,100		Total		253,100	
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)						199,400	
0001				101		MG												Appraised Xf (B) Value (Bldg)						0	
																		Appraised Ob (B) Value (Bldg)						200	
																		Appraised Land Value (Bldg)						124,000	
																		Special Land Value						0	
																		Total Appraised Parcel Value						323,600	
																		Valuation Method						C	
																		Adjustment							
																		Net Total Appraised Parcel Value						323,600	
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											
202102114	06-15-2021	25	WINDOWS	5,947	06-13-2022	100	06-13-2022	ASSUME COMPLET	08-20-2019			334	2	MEASURED											
201402290	08-07-2014	91	INSULATION	758		0			03-11-2011			317	16	FIELDREV CHG											
382	11-18-2010	MN	Manual Note	2,961				INSULATION	12-30-2010			317	15	PERMIT VISIT											
332	10-01-1988	MN	Manual Note	16,000				ADDITION	10-09-2010			311	14	INSPECTED											
									10-06-2010			311	2	MEASURED											
									08-21-2002			274	3	MEAS+INSPCTD											
									07-20-1992			131	20	CHG FM OTHER											
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				18,590 SF	6.18	1.200	7	LAND	1.00	MG	1.00			0	TRF1	0.9	1.000	6.67	124,000			
Total Card Land Units							0.43	AC	Parcel Total Land Area:							0.43	Total Land Value							124,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	19	RANCH	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	C+	AVG. (+)	#Heat Sys	1.00		
Stories	1.00	1 STORY	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	3	ALUMINUM	Code	Description		Percentage
Exterior Wall 2			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	1	DRYWALL	Adj Base Rate		125.49	
Interior Floor 1	4	CARPET	RCN		316,582	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1957	
Heat Type	1	FORCED H/A	Effective Year Built		1984	
AC Type	03	FULL	Depreciation Code		AG	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	1		Depreciation %		37	
Extra Fixtures	1		Functional Obsol			
Total Rooms	7		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		63	
Extra Kitchens	0		RCNLD		199,400	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	586		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
Fireplaces	1		Misc Imp Ovr Comment			
WS Flues			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
02	SHED/FR			L	60	12.00	1970	30	0.00	PR	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,464		31.71	46,426	
EFP	ENCL PORCH	0	54		79.22	4,278	
FFL	1ST FLOOR	1,464	1,464		158.45	231,970	
GAR	GARAGE	0	440		63.38	27,887	
WDK	WOOD DECK	0	192		31.36	6,021	
Ttl Gross Liv / Lease Area		1,464	3,614			316,582	

