

Property Location

45 PORTER RD

Map ID

48/ 90/ B/ I

Bldg Name

State Use

101

Vision ID

3879

Account #

3945

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 3:01:41 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
CALLAHAN ALBERT J III CALLAHAN KATHLEEN A 45 PORTER RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
						RESIDNTL.	101	319100	319,100													
						RES LAND	101	136600	136,600													
						RESIDNTL.	101	28200	28,200													
		DRAINAGE		VIEW	COMMUNITY																	
		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_385293_2853191						Total 483,900 483,900																
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
CALLAHAN ALBERT J III CONNELLY, THOMAS W JR, RUPPEL KEITH, FREGEAU ROBERT L + BELCHER GEORGE E +		13336	0267	06-26-2003	U	I	290,000		Year	Code	Assessed	Year	Code	Assessed								
		11309	0438	08-21-2000	U	I	234,000		2023	101	292,400	2022	101	260,000								
		09631	0223	09-25-1996	U	I	202,000			101	124,600		101	112,200								
		08160	0143	09-04-1992	U	I	285,000			101	22,100		101	22,100								
		06543	0340	06-30-1987	U	I	255,000															
								Total	439,100	Total	394,300	Total	375,300									
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description	Amount	Code	Description	YEAR	Amount							Comm Int								
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 319,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 28,200 Appraised Land Value (Bldg) 136,600 Special Land Value 0 Total Appraised Parcel Value 483,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 483,900													
Total																						
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name		Tracing			Batch															
0001				101			MG															
NOTES																						
SUB DIV #757																						
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								
201802861	09-25-2018	9	ALTERATION	42,000	05-21-2019	100	05-21-2019	PORCH, 2 BATHS O	05-22-2019			334	15	PERMIT VISIT								
201502477	09-04-2015	7	REMODEL	56,000	06-10-2016	100	06-10-2016	KITCHEN & BATH (	06-27-2016			317	15	PERMIT VISIT								
329	10-01-1987	MN	Manual Note	2,000				PORCH	06-10-2016			317	13	MISSED APPT								
									10-07-2010			311	3	MEAS+INSPCTD								
									08-29-2002			274	14	INSPECTED								
									08-26-2002			250	21	LEFT 2ND NOT								
									08-21-2002			274	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				40,000 SF	3.12	1.200	7	LAND	1.00	MG	1.00			0	TRF1	0.9	1.000	3.37	134,800
1	101	ONE FAM	RA				0.250 AC	7,000.00	1.000	0		1.00	MG	1.00			0			1.000	7,000	1,800
Total Card Land Units							1.17 AC	Parcel Total Land Area: 1.17							Total Land Value					136,600		

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	2.50		2 1/2 STORIES			Units	1						
Foundation	3		MASONRY			MIXED USE							
Exterior Wall 1	2		CLAPBOARD			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					110.77		
Interior Floor 1	3		HARDWOOD			RCN					414,459		
Interior Floor 2	2		SOFTWOOD			Net Other Adj							
Heat Fuel	2		GAS			Year Built					1805		
Heat Type	3		FORCED H/W			Effective Year Built					1998		
AC Type	01		NONE			Depreciation Code					GV		
Bedrooms	5					Remodel Rating					03		
Full Baths	3					Year Remodeled					2015		
Half Baths	0					Depreciation %					23		
Extra Fixtures	0					Functional Obsol							
Total Rooms	10					External Obsol							
Bath Style	G		GOOD			Cost Trend Factor					1		
Half Bath Style						Condition							
Kitchens	1					% Complete							
Kitchen Style	G		GOOD			Overall % Condition					77		
Extra Kitchens	0					RCNLD					319,100		
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	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	192	12.00	1940	60	0.00	AV	A	1.00	1,400
32	BARN/LFT			L	864	25.00	1930	60	0.00	AV	A	1.00	13,000
31	BARN			L	1,15	20.00	1930	60	0.00	AV	A	1.00	13,800
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	1,135		26.62	30,213			
EFP	ENCL PORCH					0	308		66.55	20,497			
FFL	1ST FLOOR					1,263	1,263		133.10	168,099			
GAR	GARAGE					0	462		53.30	24,623			
HST	HALF STORY					465	930		66.55	61,889			
OPF	OPEN PORCH					0	200		13.31	2,662			
SFL	2ND FLOOR					667	667		133.10	88,775			
UAT	UNFIN ATTC					0	667		26.54	17,702			
Ttl Gross Liv / Lease Area						2,395	5,632			414,459			

