

Property Location

240 PORTER RD

Map ID

59/ 3B/ B/ /

Bldg Name

State Use

101

Vision ID

4469

Account #

4541

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 7:13:56 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
CALDAROLA JAMES F 240 PORTER RD EAST LONGMEADOW MA 01028	TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
					RESIDNTL.	101	271400	271,400														
					RES LAND	101	128500	128,500														
					RESIDNTL.	101	18000	18,000														
SUPPLEMENTAL DATA					Total				417,900	417,900												
GIS ID		F_387991_2855532		Mailed		Assoc Pid#																
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
CALDAROLA JAMES F CALDAROLA JAMES F , OUELLET ALLAN J		18563	0090	11-19-2010	U	I	1	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
		08974	0318	10-21-1994	U	I	148,500		2023	101	252,000	2022	101	229,400	2021	101	219,800					
		05269	0251	06-18-1982	U	I	0			101	116,300		101	104,900		101	97,200					
										101	17,700		101	17,700		101	17,700					
Total								Total	386,000		Total	352,000		Total	334,700							
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) 271,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 18,000 Appraised Land Value (Bldg) 128,500 Special Land Value 0 Total Appraised Parcel Value 417,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 417,900													
Total																						
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name		Tracing		Batch																
0001				101		MG																
NOTES																						
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-23-645	09-12-2023	62	SOLAR	15,010		0		38 PANELS	07-03-2018			333	2	MEASURED								
277	11-18-1999	4	ADDITION	50,000				FAM RM & STUDY	07-24-2008			250	P1	PHONE MESSAG								
137	06-07-1996	MN	Manual Note	15,000				POOL I	06-20-2008			317	1	LEFT NOTICE								
165	01-01-1986	MN	Manual Note					ADDITION	04-11-2002			274	14	INSPECTED								
64	01-01-1983	MN	Manual Note					DECKS	03-22-2002			250	22	MAILER SENT								
140	01-01-1982	MN	Manual Note					SFR	11-06-2001			247	2	MEASURED								
									01-30-2001			247	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				26,498 SF	4.49	1.200	7	LAND	1.00	MG	1.00			0	TRF1	0.9	1.000	4.85	128,500
Total Card Land Units							0.61	AC	Parcel Total Land Area: 0.61							Total Land Value					128,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	09	CONTEMPORY	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	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	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		110.58
Interior Floor 1	4	CARPET	RCN		357,083
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1982
Heat Type	1	FORCED H/A	Effective Year Built		1997
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		24
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		76
Extra Kitchens	0		RCNLD		271,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	2		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	63	12.00	1983	70	0.00	GD	G	1.25	700
12	POOL I-G			L	720	40.00	1996	60	0.00	AV	A	1.00	17,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,432		24.99	35,783	
CFL	CATHEDRAL CE	720	720		128.94	92,837	
EFB	ENCL PORCH	0	168		62.56	10,510	
FFL	1ST FLOOR	712	712		125.12	89,083	
GAR	GARAGE	0	624		50.13	31,279	
OPF	OPEN PORCH	0	140		12.51	1,752	
SFL	2ND FLOOR	712	712		125.12	89,083	
WDK	WOOD DECK	0	272		24.84	6,756	
Ttl Gross Liv / Lease Area		2,144	4,780			357,083	

