

Property Location 445 PORTER RD

Vision ID 5135

Account # 5212

Map ID 70/ 53/ 1/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 11/14/2023 9:12:36 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
GUIHAN NICHOLAS J TR BRADLEY KRISTINA M TR 445 PORTER RD EAST LONGMEADOW MA 01028 GIS ID F_391483_2858631		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed												
										RESIDNTL.	101	305600	305,600												
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	128000	128,000												
										RESIDNTL.	101	1000	1,000												
		SUPPLEMENTAL DATA								Total				434,600		434,600									
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
GUIHAN NICHOLAS J TR GUIHAN MICHAEL J WARD		24684		0547		08-17-2022		U I		1		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		06605		0276		08-27-1987		U I		195,000				2023	101	280,100	2022	101	253,700	2021	101	243,100			
		06023		0474		03-03-1986		U I		450,000					101	115,900		101	104,500		101	96,800			
															101	1,000		101	1,000		101	1,000			
														Total		397,000		Total		359,200		Total		340,900	
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)				305,600			
0001				101		MG												Appraised Xf (B) Value (Bldg)				0			
																		Appraised Ob (B) Value (Bldg)				1,000			
																		Appraised Land Value (Bldg)				128,000			
																		Special Land Value				0			
																		Total Appraised Parcel Value				434,600			
																		Valuation Method				C			
																		Adjustment							
																		Net Total Appraised Parcel Value				434,600			
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											
201900936	03-27-2019	91	INSULATION	3,352		0		DECK POOL SFR	07-03-2018			333	2	MEASURED											
56	04-01-1994	MN	Manual Note	5,000					11-08-2006				311	3	MEAS+INSPCTD										
284	01-01-1986	MN	Manual Note						11-02-2006				311	1	LEFT NOTICE										
									05-17-2000				247	14	INSPECTED										
									04-26-2000				247	2	MEASURED										
									02-13-1995			107	15	PERMIT VISIT											
									03-06-1992			170	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				25,807 SF	4.59	1.200	7	LAND	1.00	MG	1.00			0 TRF1	0.9	1.000	4.96	128,000				
Total Card Land Units							0.59	AC	Parcel Total Land Area: 0.59							Total Land Value							128,000		

A photograph of a two-story house with a brown roof and white siding, partially obscured by large trees. A dark SUV is parked on the right. The text "445 PORTER RD" is overlaid in large, bold, black letters across the center of the image.