

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
PORCELLO ANDREW J PORCELLO THERESA M 85 TANGLEWOOD DR EAST LONGMEADOW MA 01028 GIS ID F_391109_2853826										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	327000				327,000										
												RES LAND		101	156600				156,600										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	300				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		483,900		483,900													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
PORCELLO ANDREW J ARONOW STEVEN D + MARILYN				25195 LC00	LC 0000	08-23-1991 08-08-1983	U U	I I	237,000 123,000				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
													2023	101 101 101	303,900 142,600 200	2022	101 101 101	277,200 128,600 200	2021	101 101 101	265,600 119,000 200								
Total		446,700		Total		406,000		Total		384,800																			
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																													
Nbhd		Nbhd Name						Tracing			Batch																		
0001								101			NG																		
NOTES																													
												Appraised BLDG. Value (Card) 327,000																	
												Appraised Xf (B) Value (Bldg) 0																	
												Appraised Ob (B) Value (Bldg) 300																	
												Appraised Land Value (Bldg) 156,600																	
												Special Land Value 0																	
												Total Appraised Parcel Value 483,900																	
												Valuation Method C																	
												Adjustment																	
												Net Total Appraised Parcel Value 483,900																	
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	
78 189		05-08-1997 01-01-1983		11 MN		POOL Manual Note		2,000								POOL A SUMSPAC		05-02-2018 04-05-2007 04-11-2000 01-06-2000 01-20-1998 04-01-1992 02-28-1985						333 311 247 247 200 170 500		3 14 14 2 15 3 1		MEAS+INSPCTD INSPECTED INSPECTED MEASURED PERMIT VISIT MEAS+INSPCTD LEFT NOTICE	
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	1.250	8		LAND	1.00	NG	1.00							1.000	3.9		156,000		
1	101	ONE FAM		RA				0.090	AC	7,000.00	1.000	0			1.00	NG	1.00							1.000	7,000		600		
Total Card Land Units								1.01	AC	Parcel Total Land Area:				1.01	Total Land Value													156,600	

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	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2	16	STONE VENR	101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		105.75
Interior Floor 2	3	HARDWOOD	RCN		441,867
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1979
AC Type	03	FULL	Effective Year Built		1995
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		26
Total Rooms	9		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		74
Extra Kitchen St			RCNLD		327,000
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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	48	12.00	2016	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,484		25.62	38,017	
CFL	CATHEDRAL CE	252	252		132.07	33,281	
FFL	1ST FLOOR	1,276	1,276		128.00	163,332	
GAR	GARAGE	0	624		51.28	32,001	
SFL	2ND FLOOR	1,284	1,284		128.00	164,356	
WDK	WOOD DECK	0	426		25.54	10,880	
Ttl Gross Liv / Lease Area		2,812	5,346			441,867	

