

State Use 101
Print Date 11/20/2025 10:36:41

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
PORTH KENT E PORTH DONNA E 107 AVERY ST EAST LONGMEADOW MA 01028 GIS ID F_375514_2851600												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	318200		318,200															
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	123800		123,800															
															700		700															
				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		442,700		442,700																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
PORTH KENT E SMITH ,KATHLEEN M SMITH VERNON R + KATHLEEN M, BOUSQUET PAUL A + CONNORS THOMAS F +				12137	0189	01-28-2002	U	I	220,000				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed											
				11599	0333	04-23-2001	U	I	1		1	2025	101	296,700	2024	101	280,600	2023	101	257,400												
				09259	0422	09-26-1995	U	I	121,500		1	101	123,800	101	123,800	101	112,400															
				09161	0470	06-16-1995	U	I	141,750		1	101	700	101	700	101	400															
				00000	0000		U		0			Total	421,200	Total	405,100	Total	370,200															
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 Appraised BLDG. Value (Card) 318,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 700 Appraised Land Value (Bldg) 123,800 Special Land Value 0 Total Appraised Parcel Value 442,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 442,700																		
Nbhd		Nbhd Name				Tracing				Batch																						
0001						101				NA																						
NOTES																																
														VISIT / CHANGE HISTORY																		
														Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp	Comments			Date	Type	Is	Id	Cd	Purpose/Result	
														202102091	06-14-2021	9	ALTERATION		1,546	06-13-2022	100	06-13-2022	NEW EXTERIOR D			03-26-2025				334	2	MEASURED
														251	09-29-1995	MN	Manual Note		25,000				FNSH HSE			03-21-2018				333	2	MEASURED
														162	06-20-1995	MN	Manual Note		65,000				DWELLING			05-13-2004				318	14	INSPECTED
																										03-31-2004				311	2	MEASURED
												02-01-1996	107	14	INSPECTED																	
												12-12-1995	107	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	RB				25,325	SF	4.66	1.050	6	LAND	1.00	NA	1.00			0		1.000	4.89	123,800										
Total Card Land Units							0.58	AC	Parcel Total Land Area: 0.58							Total Land Value							123,800									

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description			Element		Cd	Description				
Style	06		COLONIAL			Central Vac	0	NO					
Model	01		RESIDENTIAL			Basement Floor	12	CONCRETE					
Grade	C+		AVG. (+)			Bsmt Garage							
Stories	2.00		2 STORY			Units	1						
Foundation	1		CONCRETE			MIXED USE							
Exterior Wall 1	4		VINYL			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					142.13		
Interior Floor 1	4		CARPET			RCN					383,362		
Interior Floor 2	3		HARDWOOD			Net Other Adj							
Heat Fuel	1		OIL			Year Built					1995		
Heat Type	1		FORCED H/A			Effective Year Built					2008		
AC Type	03		FULL			Depreciation Code					GD		
Bedrooms	4					Remodel Rating							
Full Baths	2					Year Remodeled							
Half Baths	1					Depreciation %					17		
Extra Fixtures	0					Functional Obsol							
Total Rooms	8					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					83		
Extra Kitchens	0					RCNLD					318,200		
Extra Kitchen St						Dep % Ovr							
FBM Sqft						Dep Ovr Comment							
FBM Quality						Misc Imp Ovr							
FIN ATC Sqft						Misc Imp Ovr Comment							
FIN ATC Quality						Cost to Cure Ovr							
Fireplaces	1					Cost to Cure Ovr Comment							
WS Flues													
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	100	12.00	2003	60	0.00	AV	A	1.00	700
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	912		33.94		30,955		
FFL	1ST FLOOR					912	912		170.08		155,114		
GAR	GARAGE					0	528		67.97		35,887		
PAT	PATIO					0	168		8.10		1,361		
SFL	2ND FLOOR					912	912		170.08		155,114		
WDK	WOOD DECK					0	144		34.25		4,932		
Ttl Gross Liv / Lease Area						1,824	3,576				383,362		

