

State Use 101
Print Date 11/20/2025 12:29:39

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
MCCARTHY JUSTIN R CASSIN BRADLEY B + KATHLEEN E 84 PORTER RD EAST LONGMEADOW MA 01028 GIS ID F_385531_2853927												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	222500		222,500						
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	122300		122,300						
												RESIDENTL.		101	1300		1,300						
				SUPPLEMENTAL DATA										Total		346,100		346,100					
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)							
MCCARTHY JUSTIN R WILSON DEBORA L PROVOST DEBORA L LEMON DORIS E + TRAVER JA BECKWITH EVELYN T				22390	0357	10-05-2018	Q	I	236,000		00	Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				21035	0178	01-21-2016	U	I	100		1A	2025	101	202,000	2024	101	186,700	2023	101	171,300			
				08955	0127	09-29-1994	U	I	115,000			101	122,300		101	122,300		101	111,000				
				08116	0427	07-22-1992	U	I	30,000		1A	101	1,300		101	1,300		101	800				
				02308	0097	05-05-1954	U	I	0			Total	325,600	Total	310,300	Total	283,100						
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)								222,500			
0001						101				MG		Appraised Xf (B) Value (Bldg)								0			
NOTES												Appraised Ob (B) Value (Bldg)								1,300			
												Appraised Land Value (Bldg)								122,300			
												Special Land Value								0			
												Total Appraised Parcel Value								346,100			
												Valuation Method								C			
												Adjustment											
												Net Total Appraised Parcel Value								346,100			
												BUILDING PERMIT RECORD											
Permit Id	Issue Date	Type	Description		Amount		Insp Date	% Comp	Date Comp		Comments		Date	Type	Is	Id	Cd	Purpose/Result					
													06-27-2018			333	2	MEASURED					
													10-04-2010			311	2	MEASURED					
													09-11-2002			274	14	INSPECTED					
													08-29-2002			250	22	MAILER SENT					
													08-27-2002			274	2	MEASURED					
													04-15-1992			131	3	MEAS+INSPCTD					
													11-13-1980			500	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				15,000	SF	7.54	1.200	7	LAND	1.00	MG	1.00			0	TRF1 0.9	1.000	8.15	122,300	
Total Card Land Units							0.34	AC	Parcel Total Land Area: 0.34							Total Land Value							122,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
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			Adj Base Rate	156.65	
Interior Floor 1	3	HARDWOOD	RCN	317,885	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1945	
Heat Type	1	FORCED H/A	Effective Year Built	1995	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	30	
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	70	
Extra Kitchens	0		RCNLD	222,500	
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	80	12.00	2004	60	0.00	AV	A	1.00	600
02	SHED/FR			L	96	12.00	2017	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	834		34.50	28,773	
FFL	1ST FLOOR	1,016	1,016		172.30	175,052	
GAR	GARAGE	0	462		68.99	31,875	
HST	HALF STORY	417	834		86.15	71,847	
PAT	PATIO	0	436		8.69	3,790	
STG	STORAGE	0	96		68.20	6,547	
Ttl Gross Liv / Lease Area		1,433	3,678			317,885	

