

Property Location 240 PORTER RD		Map ID 59/ 3B/ B/ /		Bldg Name		State Use 101																
Vision ID 4469		Account # 4541		Sec # 1 of 1		Print Date 11-21-2025 9:34:30 A																
		Bldg # 1		Card # 1 of 1																		
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	324300	324,300													
						RES LAND	101	128500	128,500													
						RESIDNTL.	101	17300	17,300													
		DRAINAGE		VIEW	COMMUNITY																	
		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				470,100		470,100										
GIS ID F_387991_2855532																						
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								
		08974	0318	10-21-1994	U	I	148,500		2025	101	294,100	2024	101	271,400								
		05269	0251	06-18-1982	U	I	0			101	128,500		101	128,500								
										101	17,300		101	17,700								
								Total	439,900		Total	417,900		Total	386,000							
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)						324,300								
0001				101		MG		Appraised Xf (B) Value (Bldg)						0								
								Appraised Ob (B) Value (Bldg)						17,300								
								Appraised Land Value (Bldg)						128,500								
								Special Land Value						0								
								Total Appraised Parcel Value						470,100								
								Valuation Method						C								
								Adjustment														
								Net Total Appraised Parcel Value						470,100								
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	06-07-2024	100	03-27-2024	38 PANELS	06-07-2024			450	15	PERMIT VISIT								
277	11-18-1999	4	ADDITION	50,000				FAM RM & STUDY	07-03-2018			333	2	MEASURED								
137	06-07-1996	MN	Manual Note	15,000				POOL I	07-24-2008			250	P1	PHONE MESSAG								
165	01-01-1986	MN	Manual Note					ADDITION	06-20-2008			317	1	LEFT NOTICE								
64	01-01-1983	MN	Manual Note					DECKS	04-11-2002			274	14	INSPECTED								
140	01-01-1982	MN	Manual Note					SFR	03-22-2002			250	22	MAILER SENT								
									11-06-2001			247	2	MEASURED								
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	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			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	134.96	
Interior Floor 2	3	HARDWOOD	RCN	426,664	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1982	
AC Type	03	FULL	Effective Year Built	2001	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	24	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	76	
Extra Kitchen St	N	NONE	RCNLD	324,300	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		Cost to Cure Ovr		
WS Flues	0		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
12	POOL I-G			L	720	40.00	1996	60	0.00	AV	A	1.00	17,300
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2024	76	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,432		29.86	42,756
CFL	CATHEDRAL CE	720	720		154.06	110,927
EFP	ENCL PORCH	0	168		74.75	12,558
FFL	1ST FLOOR	712	712		149.50	106,442
GAR	GARAGE	0	624		59.89	37,374
OFP	OPEN PORCH	0	140		14.95	2,093
SFL	2ND FLOOR	712	712		149.50	106,442
WDK	WOOD DECK	0	272		29.68	8,073
Ttl Gross Liv / Lease Area		2,144	4,780			426,664

