Property Location 309 PORTER RD | Map ID 59/ 51/ 0/ / | Bldg Name | State Use 101
Vision ID 4484 | Account # 4557 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11-21-2025 9:36:55 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
FONDA CHRISTOPHER W				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
309 PORTER RD				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_389608_2856320

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	266500	266,500
RES LAND	101	137500	137,500
RESIDNTL.	101	11300	11,300
Total		415,300	415,300

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
FONDA CHRISTOPHER W	24961	0116	04-05-2023	U	I	0	1A
FONDA CHRISTOPHER W	11977	0420	11-16-2001	U	I	188,500	
ROBERTS KENNETH A +,	06782	0284	03-18-1988	U	I	147,000	1A
CLAY	04627	0326	07-20-1978	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	242,600	2024	101	224,600	2023	101	206,700
	101	137,500		101	137,500		101	125,500
	101	11,300		101	11,300		101	11,300
	Total	391,400		Total	373,400		Total	343,500

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MG

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	266,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	11,300
Appraised Land Value (Bldg)	137,500
Special Land Value	0
Total Appraised Parcel Value	415,300
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	415,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201702865	11-08-2017	7	REMODEL	70,000	02-28-2018	100	02-28-2018	TWO BATHROOMS
201203160	10-01-2012	91	INSULATION	3,251				
201201270	04-01-2012	4	ADDITION	64,421				GARAGE & 3-SEAS
320	12-18-2009	25	WINDOWS	11,000				13 REPLACEMENT

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
02-28-2018			333	15	PERMIT VISIT
07-05-2013			317	2	MEASURED
07-05-2013			317	15	PERMIT VISIT
06-29-2012			317	15	PERMIT VISIT
05-25-2012			317	15	PERMIT VISIT
01-26-2010			316	15	PERMIT VISIT
08-01-2008			317	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				40,000	SF	3.12	1.200	7	LAND	1.00	MG	1.00			0	TRF1	0.9	1.000	3.37	134,800
1	101	ONE FAM	RA				0.380	AC	7,000.00	1.000	0		1.00	MG	1.00			0			1.000	7,000	2,700
						Total Card Land Units	1.30	AC	Parcel Total Land Area:	1.30												Total Land Value	137,500

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	05	CAPE
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.50	1 1/2 STORIES
Foundation	2	CONC BLOCK
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	4	SOLID WOOD
Interior Wall 2	1	DRYWALL
Interior Floor 1	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	2	
Half Baths	0	
Extra Fixtures	1	
Total Rooms	7	
Bath Style	G	GOOD
Half Bath Style		
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	730	
FBM Quality	3	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	2	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

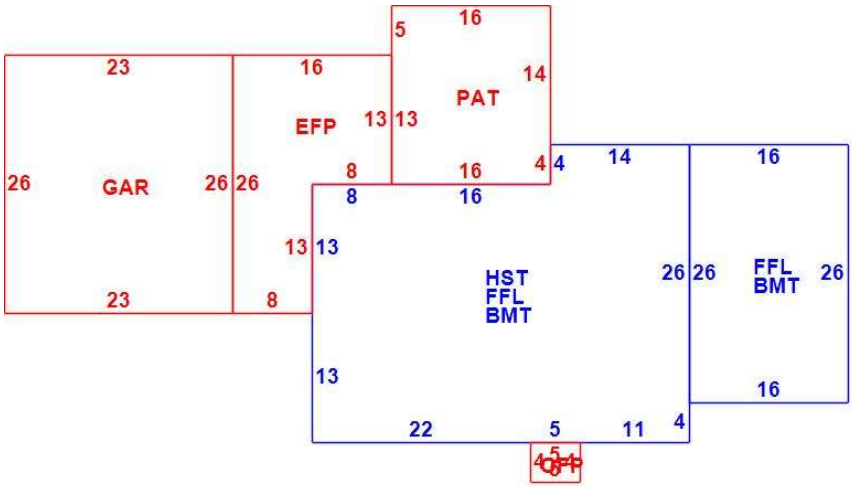
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	139.73
RCN	423,059
Net Other Adj	
Year Built	1945
Effective Year Built	1988
Depreciation Code	AG
Remodel Rating	
Year Remodeled	
Depreciation %	37
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	63
RCNLD	266,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1963	60	0.00	AV	A	1.00	11,300

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,460		31.51	46,009
EFP	ENCL PORCH	0	312		78.78	24,580
FFL	1ST FLOOR	1,460	1,460		157.56	230,043
GAR	GARAGE	0	598		62.97	37,658
HST	HALF STORY	522	1,044		78.78	82,248
OFP	OPEN PORCH	0	20		15.76	315
PAT	PATIO	0	288		7.66	2,206
	Ttl Gross Liv / Lease Area	1,982	5,182			423,059