

State Use 101
Print Date 11/22/2025 8:42:12 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																							
PORFILIO WILLIAM R PORFILIO DIANE M 74 MARCI AV EAST LONGMEADOW MA 01028 GIS ID F_390146_2852625				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code	Appraised		Assessed																										
												RESIDNTL.		101	496600		496,600																										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	148200		148,200																										
												RESIDNTL.		101	1200		1,200																										
				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		646,000		646,000																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																														
PORFILIO WILLIAM R STANGROOM WILLIAM S + ELLEN H, MINER THOMAS W				12537 09663 04753		0362 0366 0212		07-12-2002 10-25-1996 04-17-1979		U U U	I I I	325,000 245,000 0			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																				
															2025	101	464,600	2024	101	429,800	2023	101	394,900																				
																101	148,200		101	148,200		101	134,200																				
																101	1,200		101	9,000		101	8,500																				
														Total		614,000		Total		587,000		Total		537,000																			
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														APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 496,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,200 Appraised Land Value (Bldg) 148,200 Special Land Value 0 Total Appraised Parcel Value 646,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 646,000																									
ASSESSING NEIGHBORHOOD																																											
Nbhd		Nbhd Name				Tracing				Batch																																	
0001						101				NG																																	
NOTES																																											
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-23-516		07-17-2023		5	DEMOLITION		8,000		06-13-2024		100				DEMO POOL DECK		06-13-2024					450	15	PERMIT VISIT																			
201800677		03-05-2018		91	INSULATION		3,400				0						05-01-2014		05-01-2014				250	22	MAILER SENT																		
201303090		11-21-2013		91	INSULATION		3,400				100		05-01-2014						04-03-2007				250	22	MAILER SENT																		
																			08-31-2006				311	1	LEFT NOTICE																		
																			04-03-2000				247	14	INSPECTED																		
																			01-05-2000				247	2	MEASURED																		
																			07-24-1992				131	14	INSPECTED																		
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				26,001		SF	4.56	1.250	8	LAND	1.00	NG	1.00			0			1.000		5.7		148,200																
																		Total Card Land Units																									
																		0.60										AC															
																		Parcel Total Land Area: 0.60																									
																												Total Land Value										148,200					

Property Location 74 MARCI AV
Vision ID 5256

Account # 5333

Map ID 73/ 1/ 14/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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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	B	GOOD	Bsmt Garage	0	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	
Exterior Wall 2	2	CLAPBOARD	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	125.23	
Interior Floor 2	3	HARDWOOD	RCN	584,202	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1978	
AC Type	03	FULL	Effective Year Built	2010	
Bedrooms	3		Depreciation Code	VG	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	15	
Total Rooms	7		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	85	
Extra Kitchen St	N	NONE	RCNLD	496,600	
FBM Sqft	658		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	3		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
02	SHED/FR			L	80	12.00	1980	70	0.00	GD	A	1.00	700
01	SHED/MTL			L	99	10.00	1978	50	0.00	FR	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,316		34.11	44,886	
EFB	ENCL PORCH	0	112		85.33	9,557	
FFL	1ST FLOOR	1,384	1,384		170.67	236,207	
GAR	GARAGE	0	625		68.27	42,667	
SFL	2ND FLOOR	1,100	1,100		170.67	187,737	
STG	STORAGE	0	625		68.27	42,667	
WDK	WOOD DECK	0	600		34.13	20,480	
Ttl Gross Liv / Lease Area		2,484	5,762			584,202	

