

Property Location: 45 DONALD AV
Vision ID: 3291

Account #3344

Bldg #: 1 of 1

Bldg Name: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/27/2014 23:08

CURRENT OWNER

MOLINARI ELENA LE

45 DONALD AVE

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT/ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

202,800

Appraised Value

124,600

77,800

400

202,800

Assessed Value

124,600

77,800

400

202,800

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

MOLINARI ELENA LE

MOLINARI ROCCO A + ELENA,LIFE ESTATE +

MOLINARI ROCCO A + ELENA,

BK-VOL/PAGE

14972/ 274

11705/ 156

04720/ 0233

SALE DATE

04/15/2005

06/20/2001

01/23/1979

q/u

U

U

U

v/i

I

I

I

SALE PRICE

1

1

0

V.C.

A

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2014

2014

2014

Total:

Code

B

L

O

Assessed Value

115,500

80,200

500

196,200

Yr.

2013

2013

2013

Total:

Code

B

L

O

Assessed Value

115,700

80,200

500

196,400

Yr.

2012

2012

2012

Total:

Code

B

L

O

Assessed Value

123,400

83,800

500

207,700

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Other Assessments

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MA

NOTES

INTERIOR REMODELED 2ND KIT & 3/4 BATH

IN BMT. 2004

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

Visit/Change History

Date

04/28/2004

04/05/2004

05/06/1992

09/06/1990

06/12/1980

Type

IS

ID

317

317

107

131

500

Cd.

3

1

22

2

3

Purpose/Result

MEAS+INSPCTD

LEFT NOTICE

MAILER SENT

MEASURED

MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RC

D

Front

Depth

Units

9,000

SF

Unit Price

8.64

I. Factor

1.0000

S.A.

5

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

MA

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

8.64

Land Value

77,800

Total Card Land Units: 0.21 AC

Parcel Total Land Area: 0.21 AC

Total Land Value: 77,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	477		
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	2		HIP	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET	Adj. Base Rate:		100.68	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W	Replace Cost		170,645	
AC Type	01		NONE	AYB		1955	
Bedrooms	2			EYB		1987	
Full Baths	2			Dep Code		GD	
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	5			Dep %		27	
Bath Style	A		AVERAGE	Functional ObsInc			
Kitchen Style	A		AVERAGE	External ObsInc			
Kitchens	2			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond		73	
Bsmt Garage	1			Apprais Val		124,600	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality	3			Misc Imp Ovr		0	
Fireplaces	1			Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	96	7.48	1988	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,193		20.17	24,061
EFP	ENCL PORCH	0	30		30.20	906
FFL	1ST FLOOR	1,373	1,373		100.68	138,227
PAT	PATIO	0	270		5.22	1,409
WDK	WOOD DECK	0	430		14.05	6,041
Ttl. Gross Liv/Lease Area:		1,373	3,296	1,695		170,645

