Property Location: 22 DONALD AV | **MAP ID:** 3B/ 36/ 637/ / | **Bldg Name:** | **State Use:** 101

Vision ID: 3296 | **Account #** 3349 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 11/30/2015 13:36

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
MONTEFUSCO GIOVANNI MONTEFUSCO ROSA 22 DONALD AVE EAST LONGMEADOW, MA 01028 Additional Owners:		1 TYPCL		

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Prior ID
Chapter Land	Owner Occ
OC Dates	Final Area
In+Ex FY	Current Ac.
Mailed	
GIS ID: F_376267_2853308	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	102,900	102,900
RES LAND	101	78,100	78,100
RESIDNTL.	101	400	400
		Total 181,400	181,400

1006
EAST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MONTEFUSCO GIOVANNI	6806/ 0002	04/14/1988	U	I	114,750	
GUDMUNDSON	6147/ 143	07/09/1986	U	I	87,000	
COLBY BRUCE	05905/ 0584	09/26/1985	U	I	76,000	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	101	102,900	2014	B	94,000	2013	B	89,000
2015	101	78,100	2014	L	80,600	2013	L	80,600
2015	101	400	2014	O	500	2013	O	500
	Total:	181,400		*Total:*	175,100		*Total:*	170,100

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	102,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	400
Appraised Land Value (Bldg)	78,100
Special Land Value	0
Total Appraised Parcel Value	181,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**181,400**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	MA

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
277	09/01/1992	MN	Manual Note	2,300		0		WOOD STOVE
110	01/01/1985	MN	Manual Note	0		0		SFR

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
09/28/2015			317	3	MEAS+INSPCTD
04/06/2004			250	22	MAILER SENT
03/31/2003			316	2	MEASURED
07/23/1992			131	14	INSPECTED
05/06/1992			107	22	MAILER SENT

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RC				10,000	SF	7.81	1.0000	5	1.0000	1.00	MA	1.00				1.00	7.81	78,100

Total Card Land Units: 0.23 AC | **Parcel Total Land Area:** 0.23 AC | **Total Land Value:** 78,100

Property Location: 22 DONALD AV **MAP ID:** 3B/ 36/ 637/ / **Bldg Name:** **State Use:** 101

Vision ID: 3296 **Account #**3349 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 11/30/2015 13:36

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	19		RANCH
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.00		1 STORY
Foundation	1		CONCRETE
Exterior Wall 1	4		VINYL
Exterior Wall 2	16		STONE VENR
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	1		DRYWALL
Interior Wall 2			
Interior Floor 1	4		CARPET
Interior Floor 2	5		LINO/VINYL
Heat Fuel	3		ELECTRIC
Heat Type	6		ELECTRC BB
AC Type	03		FULL
Bedrooms	2		
Full Baths	1		
Half Baths	0		
Extra Fixtures	0		
Total Rooms	5		
Bath Style	A		AVERAGE
Kitchen Style	A		AVERAGE
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor			
Bsmt Garage	1		
Units	1		
WS Flues	1		
FBM Quality	1		
Fireplaces	0		

CONSTRUCTION DETAIL (CONTINUED)

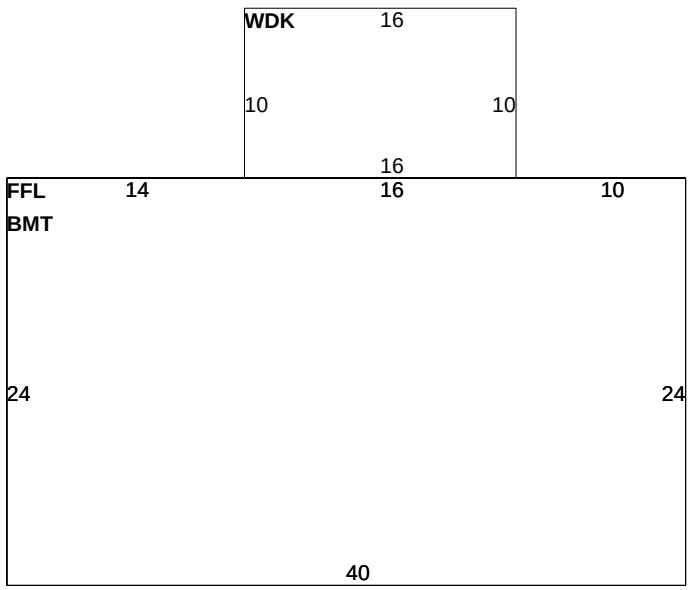
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft	960		
Int vs Ext	S		SAME

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	112.34
Replace Cost	131,892
AYB	1985
EYB	1992
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	22
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	78
Apprais Val	102,900
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
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	80	7.48	1995	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	960		22.47	21,570
FFL	1ST FLOOR	960	960		112.34	107,850
WDK	WOOD DECK	0	160		15.45	2,472
	Ttl. Gross Liv/Lease Area:	960	2,080	1,174		131,892