

Property Location: 45 DONALD AV

Vision ID: 3291

Account #3344

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/02/2016 13:34

CURRENT OWNER

MOLINARI ELENA LE

45 DONALD AVE

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_376175_2852909

Received
Field 7
Field 8
Field 9
Field 10
ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code
101
101
101

Appraised Value
125,800
80,100
400

Assessed Value
125,800
80,100
400

Total

206,300

206,300

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.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

124,600

77,800

400

202,800

Yr.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

124,600

77,800

400

202,800

Yr.

2014

2014

2014

Total:

Code

B

L

O

Assessed Value

115,500

80,200

500

196,200

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

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

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

125,800

0

400

80,100

0

206,300

C

0

206,300

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

04/28/2004

317

3

MEAS+INSPCTD

04/05/2004

317

1

LEFT NOTICE

05/06/1992

107

22

MAILER SENT

09/06/1990

131

2

MEASURED

06/12/1980

500

3

MEAS+INSPCTD

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

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RC

9,000

SF

8.64

1.0300

5

1.0000

1.00

MA

1.00

1.00

8.90

80,100

Total Card Land Units:

0.21

AC

Parcel Total Land Area:

0.21

AC

Total Land Value:

80,100

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		SAME
Foundation	1		CONCRETE	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:		101.67	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W	Replace Cost		172,323	
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		CONCRETE	Overall % Cond		73	
Bsmt Garage	1			Apprais Val		125,800	
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		20.37	24,298
EFP	ENCL PORCH	0	30		30.50	915
FFL	1ST FLOOR	1,373	1,373		101.67	139,587
PAT	PATIO	0	270		5.27	1,423
WDK	WOOD DECK	0	430		14.19	6,100
Ttl. Gross Liv/Lease Area:		1,373	3,296	1,695		172,323

