

Property Location: 46 DONALD AV

MAP ID: 3B/ 39/ 624/ /

Bldg Name:

State Use: 101

Vision ID: 3299

Account #3352

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/15/2017 16:22

CURRENT OWNER

DENVER JAMES H JR

DENVER DONNA MARIE

46 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

253,700

Appraised Value

169,000

84,200

500

253,700

Assessed Value

169,000

84,200

500

253,700

1006

46 DONALD AVE, MA

VISION

RECORD OF OWNERSHIP

DENVER JAMES H JR

CHAGNON MICHAEL E

HAMEL EVELYN

HAMEL EVELYN V HEIRS OF

BK-VOL/PAGE

09022/ 0338

08867/ 0231

08867/ 0229

01626/ 0574

SALE DATE

12/21/1994

06/23/1994

06/23/1994

11/02/1936

q/u

U

U

U

U

v/i

I

V

I

I

SALE PRICE

156,500

45,000

35,000

0

V.C.

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

Total:

Code

101

101

101

Assessed Value

164,200

82,100

500

246,800

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

162,400

79,700

500

242,600

Yr.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

162,400

79,700

500

242,600

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

APPRAISED 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

169,000

0

500

84,200

0

253,700

C

0

253,700

BUILDING PERMIT RECORD

Permit ID

201501785

223

Issue Date

06/02/2015

08/01/1994

Type

91

MN

Description

INSULATION

Manual Note

Amount

2,751

100,000

Insp. Date

% Comp.

0

0

Date Comp.

Comments

NVC

DWELLING

VISIT/CHANGE HISTORY

Date

04/05/2004

12/12/1995

01/11/1995

06/12/1980

Type

IS

ID

317

107

107

500

Cd.

3

15

15

14

Purpose/Result

MEAS+INSPCTD

PERMIT VISIT

PERMIT VISIT

INSPECTED

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RC

D

Front

Depth

Units

15,000

SF

Unit Price

5.61

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

5.61

Land Value

84,200

Total Card Land Units:

0.34

AC

Parcel Total Land Area:

0.34

AC

Total Land Value:

84,200

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	C		AVERAGE	FBM Sqft			
Stories	2.00		2 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	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET				
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		FULL				
Bedrooms	3						
Full Baths	2						
Half Baths	0						
Extra Fixtures	0						
Total Rooms	7						
Bath Style	A		AVERAGE				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	12		CONCRETE				
Bsmt Garage	1						
Units	1						
WS Flues							
FBM Quality							
Fireplaces	1						
				Replace Cost			196,459
				AYB			1994
				EYB			2003
				Dep Code			GD
				Remodel Rating			
				Year Remodeled			
				Dep %			14
				Functional ObsInc			
				External ObsInc			
				Cost Trend Factor			1
				Condition			
				% Complete			
				Overall % Cond			86
				Apprais Val			169,000
				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	96	7.48	2002	A		GD	70	500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	936		18.65	17,453	
FFL	1ST FLOOR	936	936		93.33	87,357	
SFL	2ND FLOOR	936	936		93.33	87,357	
WDK	WOOD DECK	0	327		13.13	4,293	
Ttl. Gross Liv/Lease Area:		1,872	3,135	2,105		196,459	

