Property Location: 42 DONAMOR LN | **MAP ID:** 16/ 156/ 18/ / | **Bldg Name:** | **State Use:** 101

Vision ID: 682 | **Account #** 704 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/14/2017 16:43

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
KEINATH DONALD A KEINATH JOHANNA M 42 DONAMOR LANE EAST LONGMEADOW, MA 01028 Additional Owners:		1 TYPCL		

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Field 7
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID: F_378826_2850050	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	115,500	115,500
RES LAND	101	83,700	83,700
RESIDNTL.	101	15,100	15,100
		Total 214,300	214,300

1006
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
KEINATH DONALD A	03984/ 0061	06/11/1974	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	101	116,100	2016	101	114,800	2015	101	114,800
2017	101	81,800	2016	101	79,400	2015	101	79,400
2017	101	14,400	2016	101	14,400	2015	101	14,400
	Total:	212,300		*Total:*	208,600		*Total:*	208,600

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)	115,500
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	15,100
Appraised Land Value (Bldg)	83,700
Special Land Value	0
Total Appraised Parcel Value	214,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	214,300

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
182	06/01/1987	MN	Manual Note	15,000		0		ADDITION
157	01/01/1983	MN	Manual Note	0		0		GAR
176	01/01/1983	MN	Manual Note	0		0		WD STOVE

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
11/04/2016			317	15	PERMIT VISIT
05/11/2004			318	14	INSPECTED
04/01/2004			250	22	MAILER SENT
02/26/2004			311	2	MEASURED
07/19/1991			181	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	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RC				14,122	SF	5.93	1.0000	5	1.0000	1.00	MA	1.00				1.00	5.93	83,700

Total Card Land Units: 0.32 AC | Parcel Total Land Area: 0.32 AC | Total Land Value: 83,700

Property Location: 42 DONAMOR LN **MAP ID:** 16/ 156/ 18/ / **Bldg Name:** **State Use:** 101

Vision ID: 682 **Account #** 704 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/14/2017 16:43

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	05		CAPE
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.50		1 1/2 STORIES
Foundation	2		CONC BLOCK
Exterior Wall 1	2		CLAPBOARD
Exterior Wall 2			
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	2		PLASTER
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	4		
Full Baths	2		
Half Baths	0		
Extra Fixtures	1		
Total Rooms	8		
Bath Style	A		AVERAGE
Kitchen Style	A		AVERAGE
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		CONCRETE
Bsmt Garage			
Units	1		
WS Flues	1		
FBM Quality			
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

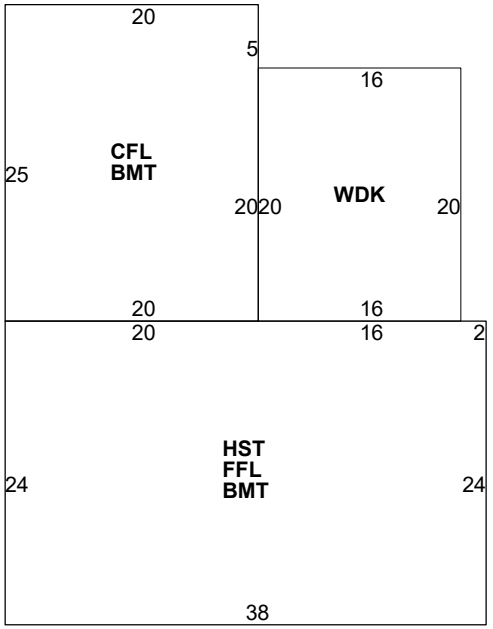
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft			
Int vs Ext	S		SAME

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	91.71
Replace Cost	202,688
AYB	1952
EYB	1974
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	43
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	57
Apprais Val	115,500
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
03	GARAGE	OB	Outbuilding	L	240	28.18	1952	F		AV	60	3,700
03	GARAGE	OB	Outbuilding	L	576	28.18	1983	A		GD	70	11,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,412		18.32	25,863
CFL	CATHEDRAL CE	500	500		94.47	47,233
FFL	1ST FLOOR	912	912		91.71	83,643
HST	HALF STORY	456	912		45.86	41,822
WDK	WOOD DECK	0	320		12.90	4,127
	Ttl. Gross Liv/Lease Area:	1,868	4,056	2,210		202,688