

Property Location

22 DONALD AV

Map ID

3B/ 36/ 637/ /

Bldg Name

State Use

101

Vision ID

3296

Account #

3349

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 10:00:30

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
MONTEFUSCO GIOVANNI MONTEFUSCO ROSA 22 DONALD AVE EAST LONGMEADOW MA 01028 GIS ID F_376267_2853308		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	125000	125,000														
						RES LAND	101	84800	84,800														
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	1000	1,000														
		SUPPLEMENTAL DATA				Total				210,800	210,800												
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
MONTEFUSCO GIOVANNI GUDMUNDSON COLBY BRUCE		6806	0002	04-14-1988	U	I	114,750		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		6147	0143	07-09-1986	U	I	87,000		2019	101	121,900	2018	101	115,500	2017	101	116,900						
		05905	0584	09-26-1985	U	I	76,000			101	82,300		101	82,300		101	80,400						
										101	1,000		101	1,000		101	1,000						
		Total						Total		205200	Total		198800	Total		198300							
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int											
		Total		0.00																			
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		B		Tracing		Batch															
0001						101		MA															
NOTES																							
BUILDING PERMIT RECORD																							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result									
277	09-01-1992	MN	Manual Note	2,300				WOOD STOVE	09-28-2015			317	3	MEAS+INSPCTD									
110	01-01-1985	MN	Manual Note					SFR	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									
									09-05-1990			131	2	MEASURED									
									03-03-1986			500	15	PERMIT VISIT									
LAND LINE VALUATION SECTION																							
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing		Size A	Adj Unit Pric	Land Value			
1	101	ONE FAM	RC				10,000 SF	8.48	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.48	84,800		
Total Card Land Units							0.230	AC	Parcel Total Land Area: 0.2296							Total Land Value							84,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	16	STONE VENR	101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	111.71	
Interior Floor 2	5	LINO/VINYL	RCN	173,544	
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built	1985	
AC Type	03	FULL	Effective Year Built	1990	
Bedrooms	3		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	28	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	1		Overall % Condition	72	
Extra Kitchen St	A	AVERAGE	RCNLD	125,000	
FBM Sqft	960		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	80	7.48	1995	60	0.00	AV	A	1.00	400
02	SHED/FR			L	120	7.48	2014	70	0.00	GD	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		29.62	28,430	
FFL	1ST FLOOR	960	960		148.08	142,152	
PAT	PATIO	0	400		7.40	2,962	
Ttl Gross Liv / Lease Area		960	2,320	1,172		173,544	

