

State Use 101
Print Date 12/18/2019 10:24:53

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
KEINATH DONALD A KEINATH JOHANNA M 42 DONAMOR LANE EAST LONGMEADOW MA 01028 GIS ID F_378826_2850050												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	128500		128,500								
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	86300		86,300								
												RESIDNTL.		101	15100		15,100								
				SUPPLEMENTAL DATA																					
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
														Total		229,900		229,900							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
KEINATH DONALD A				03984 0061		06-11-1974		U		I		0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
																2019	101	125,000	2018	101	115,500	2017	101	116,100	
																	101	83,700		101	83,700		101	81,800	
																	101	15,100		101	15,100		101	14,400	
														Total	223800	Total	214300	Total	212300	Total	212300				
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												APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 128,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 15,100 Appraised Land Value (Bldg) 86,300 Special Land Value 0 Total Appraised Parcel Value 229,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 229,900													
Nbhd		Nbhd Name			B			Tracing			Batch														
0001								101			MA														
NOTES																									
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY													
Permit Id	Issue Date	Type	Description		Amount		Insp Date	% Comp	Date Comp	Comments			Date	Type	Is	Id	Cd	Purpose/Result							
182	06-01-1987	MN	Manual Note		15,000					ADDITION			11-04-2016			317	15	PERMIT VISIT							
176	01-01-1983	MN	Manual Note							WD STOVE			05-11-2004			318	14	INSPECTED							
157	01-01-1983	MN	Manual Note							GAR			04-01-2004			250	22	MAILER SENT							
													02-26-2004			311	2	MEASURED							
													07-19-1991			181	3	MEAS+INSPCTD							
													11-01-1988			107	15	PERMIT VISIT							
													03-18-1988			130	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				14,122 SF	6.11	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.11	86,300				
Total Card Land Units							0.324 AC	Parcel Total Land Area: 0.3242							Total Land Value							86,300			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	87.86	
Interior Floor 2	3	HARDWOOD	RCN	225,407	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1952	
AC Type	03	FULL	Effective Year Built	1975	
Bedrooms	4		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	43	
Total Rooms	8		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	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	128,500	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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
03	GARAGE	OB	Outbuildi	L	240	28.18	1952	60	0.00	AV	F	0.90	3,700
03	GARAGE	OB	Outbuildi	L	576	28.18	1983	70	0.00	GD	A	1.00	11,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,412		20.37	28,762	
CFL	CATHEDRAL CE	500	500		105.05	52,527	
FFL	1ST FLOOR	912	912		101.99	93,019	
HST	HALF STORY	456	912		51.00	46,509	
WDK	WOOD DECK	0	320		14.34	4,590	
Ttl Gross Liv / Lease Area		1,868	4,056	2,210		225,407	

