

Property Location

45 DONAMOR LN

Map ID

16/ 161/ 13/ /

Bldg Name

State Use

101

Vision ID

688

Account #

710

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 10:25:54

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW									
FANCY PHYLLIS A		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed										
										RESIDNTL.	101	124700	124,700										
										RES LAND	101	85100	85,100										
										RESIDNTL.	101	6800	6,800										
45 DONAMOR LANE		DRAINAGE				VIEW		COMMUNITY															
EAST LONGMEADOW MA 01028		SUPPLEMENTAL DATA																					
		Alt Prcl ID				Received																	
		SP Permit				NIA																	
		Chapter Land				Field 8																	
		OC Dates				Field 9																	
		In+Ex FY				Field 10																	
GIS ID F_379027_2850173		Mailed				Assoc Pid#				Total				216,600		216,600							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
FANCY PHYLLIS A		04528 0075		12-15-1977		U		I		0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
												2019	101	121,200	2018	101	112,100	2017	101	110,300			
													101	82,700		101	82,700		101	80,800			
													101	6,800		101	6,800		101	6,800			
		Total										Total		210700		Total		201600		Total		197900	
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) 124,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,800 Appraised Land Value (Bldg) 85,100 Special Land Value 0 Total Appraised Parcel Value 216,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 216,600									
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								
201203448	11-15-2012	GEN	GENERATOR	4,000						07-08-2019			334	2	MEASURED								
201202767	07-19-2012	7	REMODEL	9,700				1ST FL BATH		06-04-2013			105	15	PERMIT VISIT								
201102869	10-28-2011	12	REROOF	6,180						06-04-2013			105	15	PERMIT VISIT								
										03-30-2012			317	15	PERMIT VISIT								
										02-26-2004			311	3	MEAS+INSPCTD								
										07-19-1991			181	11	ENTRY DENIED								
										05-20-1980			500	3	MEAS+INSPCTD								
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				10,937 SF	7.78	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.78	85,100		
Total Card Land Units							0.251	AC	Parcel Total Land Area:				0.2511	Total Land Value							85,100		

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	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
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	3	HARDWOOD	Adj Base Rate	93.71	
Interior Floor 2	5	LINO/VINYL	RCN	197,869	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1953	
AC Type	03	FULL	Effective Year Built	1981	
Bedrooms	4		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	7		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	63	
Extra Kitchen St			RCNLD	124,700	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			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	400	28.18	1953	60	0.00	AV	A	1.00	6,800
GEN	GENERATO		B		1	0.00	1981	63	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		21.74	19,830	
EFM	ENCL PORCH	0	96		32.91	3,160	
FFL	1ST FLOOR	912	912		108.96	99,370	
TQS	3/4 STORY	684	912		81.72	74,528	
WDK	WOOD DECK	0	64		15.32	981	
Ttl Gross Liv / Lease Area		1,596	2,896	1,816		197,869	

