

Property Location

18 DONAMOR LN

Map ID

16/ 150/ 24/ /

Bldg Name

State Use

101

Vision ID

676

Account #

698

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 10:18:28

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
FAZIO DANIEL J FAZIO ELIZABETH L 18 DONAMOR LN EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed														
										RESIDNTL.	101	243200	243,200														
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	85300	85,300														
										RESIDNTL.	101	2100	2,100														
		SUPPLEMENTAL DATA								Total				330,600		330,600											
GIS ID		F_378902_2849594		Mailed		Assoc Pid#																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
FAZIO DANIEL J GWINN DARRELL D + SUSAN I				09600		0077		08-26-1996		U		I		123,500				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				04937		0168		05-02-1980		U		I		0				2020	101	230,500	2019	101	224,000	2018	101	204,600	
																	101	85,300		101	82,800		101	82,800			
																	101	2,100		101	2,100		101	2,100			
																Total		317900		Total		308900		Total		289500	
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) 243,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,100 Appraised Land Value (Bldg) 85,300 Special Land Value 0 Total Appraised Parcel Value 330,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 330,600													
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												
201702417	09-14-2017	25	WINDOWS	1,407	05-22-2018	100	01-03-2018	14X16 FAM RM & 2 AG POOL		05-22-2018			400	15	PERMIT VISIT												
201301861	05-09-2013	4	ADDITION	126,900	04-24-2015	100	04-24-2015			04-24-2015				317	14	INSPECTED											
150	01-01-1986	MN	Manual Note							03-17-2015				105	1	LEFT NOTICE											
										05-02-2014				250	22	MAILER SENT											
										03-31-2014				317	2	MEASURED											
												317	15	PERMIT VISIT													
												328	14	INSPECTED													
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				11,337 SF	7.52	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.52	85,300						
							Total Card Land Units	0.260	AC	Parcel Total Land Area:		0.2603								Total Land Value	85,300						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		90.03
Interior Floor 1	3	HARDWOOD	RCN		315,893
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1954
Heat Type	1	FORCED H/A	Effective Year Built		1995
AC Type	03	FULL	Depreciation Code		GV
Bedrooms	3		Remodel Rating		04
Full Baths	2		Year Remodeled		2013
Half Baths	0		Depreciation %		23
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		77
Extra Kitchens	0		RCNLD		243,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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	96	7.48	2000	50	0.00	FR	A	1.00	400
19	PATIO			L	420	5.75	2010	70	0.00	GD	A	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		25.05	22,842	
FFL	1ST FLOOR	1,526	1,526		125.50	191,519	
GAR	GARAGE	0	246		50.00	12,299	
TQS	3/4 STORY	684	912		94.13	85,845	
WDK	WOOD DECK	0	192		17.65	3,389	
Ttl Gross Liv / Lease Area		2,210	3,788	2,517		315,893	

