

Property Location

28 DONAMOR LN

Map ID

16/ 152/ 22/ /

Bldg Name

State Use

101

Vision ID

678

Account #

700

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 10:18:45

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
COOK KEVIN MICHAEL COOK DANIELLE JENNETTE 28 DONAMOR LN EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed												
										RESIDNTL.	101	159400	159,400												
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	84900	84,900												
										RESIDNTL.	101	400	400												
										Total				244,700		244,700									
SUPPLEMENTAL DATA																									
Alt Prcl ID		SP Permit		Chapter Land		OC Dates		In+Ex FY		Received		NIA		Field 8		Field 9		Field 10							
GIS ID		F_378877_2849751		Mailed				Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
COOK KEVIN MICHAEL ROBINSON JEFFREY T ELLIS JOHN		22329		0179		08-24-2018		Q		I		260,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		6266		0266		10-23-1986		U		I		125,000				2020	101	151,400	2019	101	142,300	2018	101	128,900	
		05688		0318		09-25-1984		U		I		83,900					101	84,900		101	82,500		101	82,500	
																	101	400		101	400		101	400	
		Total														236700		Total		225200		Total		211800	
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							
Nbhd		Nbhd Name		B		Tracing		Batch										Appraised BLDG. Value (Card)						159,400	
0001						101		MA										Appraised Xf (B) Value (Bldg)						0	
																		Appraised Ob (B) Value (Bldg)						400	
																		Appraised Land Value (Bldg)						84,900	
																		Special Land Value						0	
																		Total Appraised Parcel Value						244,700	
																		Valuation Method						C	
																		Adjustment							
																		Net Total Appraised Parcel Value						244,700	
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											
191	07-01-1994	MN	Manual Note	1,700				SHED	07-23-2019			400	3	MEAS+INSPCTD											
									07-05-2019			334	11	ENTRY DENIED											
									09-09-2016			317	2	MEASURED											
									06-30-2004			328	16	FIELDREV CHG											
									04-01-2004			250	22	MAILER SENT											
									02-26-2004			311	2	MEASURED											
									01-17-1995			107	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				10,500 SF	8.09	1.000	5	LAND	1.00	MA	1.00		0		1.000	8.09	84,900					
Total Card Land Units							0.241	AC	Parcel Total Land Area:				0.2410	Total Land Value							84,900				

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	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		97.06
Interior Floor 1	3	HARDWOOD	RCN		227,663
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1952
Heat Type	3	FORCED H/W	Effective Year Built		1988
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		70
Extra Kitchens	0		RCNLD		159,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	2		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	80	7.48	1994	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		23.12	21,086	
FFL	1ST FLOOR	1,164	1,164		115.86	134,860	
GAR	GARAGE	0	300		46.34	13,903	
HST	HALF STORY	456	912		57.93	52,832	
OPF	OPEN PORCH	0	66		12.29	811	
OSP	SCRN PORCH	0	240		17.38	4,171	
Ttl Gross Liv / Lease Area		1,620	3,594	1,965		227,663	

