

State Use 101
Print Date 11-03-2020 10:19:22

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	135500		135,500											
				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		236,900		236,900												
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								
												2020	101	128,500	2019	101	125,000	2018	101	115,500								
													101	86,300		101	83,700											
													101	15,100		101	15,100											
		Total		229900		Total		223800		Total		214300																
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								APPROAISED VALUE SUMMARY														
Nbhd		Nbhd Name			B			Tracing			Batch			Appraised BLDG. Value (Card)														
0001								101			MA			Appraised Xf (B) Value (Bldg)														
														Appraised Ob (B) Value (Bldg)														
														Appraised Land Value (Bldg)														
														Special Land Value														
														Total Appraised Parcel Value														
														Valuation Method														
														Adjustment														
														Net Total Appraised Parcel Value														
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		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		93.47	
Interior Floor 1	4	CARPET	RCN		237,805	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1952	
Heat Type	1	FORCED H/A	Effective Year Built		1975	
AC Type	03	FULL	Depreciation Code		AV	
Bedrooms	4		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		43	
Extra Fixtures	1		Functional Obsol			
Total Rooms	8		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		57	
Extra Kitchens	0		RCNLD		135,500	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	1		Misc Imp Ovr Comment			
WS Flues	1		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
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		21.49	30,344	
CFL	CATHEDRAL CE	500	500		110.83	55,416	
FFL	1ST FLOOR	912	912		107.60	98,135	
HST	HALF STORY	456	912		53.80	49,067	
WDK	WOOD DECK	0	320		15.13	4,842	
Ttl Gross Liv / Lease Area		1,868	4,056	2,210		237,805	

