

Property Location

49 DONAMOR LN

Map ID

16/ 160/ 14/ /

Bldg Name

State Use

101

Vision ID

687

Account #

709

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 10:20:04

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
ROMANO NORMA ROMANO MATTHEW 49 DONAMOR LN EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	170700	170,700		
						RES LAND	101	88800	88,800		
						RESIDNTL.	101	5400	5,400		
		DRAINAGE		VIEW	COMMUNITY						
		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#					
GIS ID F_379005_2850288						Total				264,900	264,900

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ROMANO NORMA ALLEN NORMA I, WM SPECIALTY MORTGAGE LLC,C/O CITI R WILDER,DAVID K WILDER ,DAVID K		19843	0059	05-30-2013	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		17737	0477	04-13-2009	U	I	179,900	1S	2020	101	160,100	2019	101	155,600	2018	101	90,600
		17535	0151	11-04-2008	U	I	162,000	1L		101	88,800		101	86,300		101	86,300
		13981	0202	02-27-2004	U	I	30,000	1A		101	4,100		101	4,100		101	4,100
		BK10	0	02-24-1998	U	I	100,000		Total		253000	Total		246000	Total		181000

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description	Amount	Code	Description	YEAR	Amount		
Total			0.00						

ASSESSING NEIGHBORHOOD				
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
202001643	05-21-2020	11	POOL	5,500	07-03-2020	100	06-17-2020	27' ABOVE GROUND	07-03-2020	01		334	15	PERMIT VISIT
201702716	10-18-2017	4	ADDITION	92,656	03-01-2018	100	03-01-2018	484 SF ADDITION	03-01-2018		333	15	PERMIT VISIT	
98	05-19-1998	9	ALTERATION	8,500				98 BP NVC	06-17-2014		400	14	INSPECTED	
									04-01-2004		250	22	MAILER SENT	
									02-26-2004		311	2	MEASURED	
									01-22-1999		105	15	PERMIT VISIT	
									07-13-1992	131	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				21,195 SF	4.19	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.19	88,800		
Total Card Land Units							0.487	AC	Parcel Total Land Area: 0.4866							Total Land Value							88,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
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	4	VINYL	Code	Description	
Exterior Wall 2			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	91.72	
Interior Floor 1	3	HARDWOOD	RCN	243,817	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1957	
Heat Type	1	FORCED H/A	Effective Year Built	1988	
AC Type	01	NONE	Depreciation Code	GD	
Bedrooms	4		Remodel Rating	03	
Full Baths	2		Year Remodeled	2017	
Half Baths	0		Depreciation %	30	
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	70	
Extra Kitchens	0		RCNLD	170,700	
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
03	GARAGE	OB	Outbuildi	L	240	28.18	1957	60	0.00	AV	A	1.00	4,100
07	POOL A-C	OB	Outbuildi	L	27	69.00	2020	70	0.00	GD	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,424		20.74	29,532	
EFB	ENCL PORCH	0	112		31.46	3,523	
FFL	1ST FLOOR	1,312	1,312		103.62	135,949	
TQS	3/4 STORY	684	912		77.71	70,876	
WDK	WOOD DECK	0	274		14.37	3,938	
Ttl Gross Liv / Lease Area		1,996	4,034	2,353		243,817	

