

State Use 101
Print Date 11/3/2021 1:44:54 PM

CURRENT OWNER						TOPO TYPE				UTILITY				STREET				LOCATION				CURRENT ASSESSMENT															
DONAMOR REAL ESTATE LLC 78 MELWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_377490_2850121																						Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW							
						TOPO WET				EASEMENT				TRAFFIC				CORNER				RESIDNTL.		101		246200		246,200									
																						RES LAND		101		104000		104,000									
						DRAINAGE								VIEW				COMMUNITY				RESIDNTL.		101		500		500									
						SUPPLEMENTAL DATA																Total		350,700		350,700											
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																															
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
DONAMOR REAL ESTATE LLC DONAMOR REAL ESTATE LLC SPEIGHT EDWARD T HEIRS AND DEV						23495 0237		10-26-2020		U		I		1		1F		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed			
						23294 0210		07-02-2020		U		I		1		1A		2021		101		235,700		2020		101		226,200		2019		101		219,800			
						04844 0164		10-10-1979		U		I		0						101		96,400				101		96,400				101		93,600			
																				101		500				101		500				101		500			
						Total										Total		332,600		Total		323,100		Total		313,900											
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																																					
Nbhd				Nbhd Name				B				Tracing				Batch																					
0001												101				MA																					
NOTES																																					
SUB DIV 942																																					
APPROAISED VALUE SUMMARY																																					
Appraised BLDG. Value (Card)																		246,200																			
Appraised Xf (B) Value (Bldg)																		0																			
Appraised Ob (B) Value (Bldg)																		500																			
Appraised Land Value (Bldg)																		104,000																			
Special Land Value																		0																			
Total Appraised Parcel Value																		350,700																			
Valuation Method																		C																			
Adjustment																																					
Net Total Appraised Parcel Value																		350,700																			
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					
																						07-15-2016		02				317		2		MEASURED					
																						04-28-2004						318		14		INSPECTED					
																						04-01-2004						250		22		MAILER SENT					
																						02-18-2004						311		2		MEASURED					
																						04-29-1980						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		RB				40,000		SF	2.58	1.000	5	LAND	1.00	MA	1.00							1.000		2.58		103,200									
1	101	ONE FAM		RB				0.120		AC	7,000	1.000	0		1.00	MA	1.00							1.000		7,000		800									
Total Card Land Units								1.04		AC	Parcel Total Land Area:								1.04		Total Land Value								104,000								

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2		Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	1	WOOD SHING	101	ONE FAM	100
Roof Structure	3	GAMBREL			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		89.19
Interior Floor 1	3	HARDWOOD	RCN		341,950
Interior Floor 2	2	SOFTWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1972
Heat Type	1	FORCED H/A	Effective Year Built		1990
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	6		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		28
Extra Fixtures	0		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		72
Extra Kitchens	0		RCNLD		246,200
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	108	7.48	1976	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,092		21.64	23,628	
EPF	ENCL PORCH	0	304		32.44	9,863	
FFL	1ST FLOOR	1,372	1,372		108.38	148,702	
GAR	GARAGE	0	504		43.44	21,893	
OPF	OPEN PORCH	0	28		11.61	325	
SFL	2ND FLOOR	983	983		108.38	106,541	
STG	STORAGE	0	624		43.42	27,096	
WDK	WOOD DECK	0	256		15.24	3,902	
Ttl Gross Liv / Lease Area		2,355	5,163	3,155		341,950	

