

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	141400		141,400						
												RES LAND		101	93200		93,200						
				DRAINAGE				VIEW		COMMUNITY		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		249,700		249,700							
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		
													2021	101	135,500	2020	101	128,500	2019	101	125,000		
	101	86,300		101	86,300		101	83,700															
	101	15,100		101	15,100		101	15,100															
		Total				236,900				Total		229,900				Total		223,800					
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												Appraised BLDG. Value (Card) 141,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 15,100 Appraised Land Value (Bldg) 93,200 Special Land Value 0 Total Appraised Parcel Value 249,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 249,700											
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	
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	6.6	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.6	93,200	
Total Card Land Units							0.32	AC	Parcel Total Land Area: 0.32							Total Land Value							93,200

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	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	98.14	
Interior Floor 2	3	HARDWOOD	RCN	248,125	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1952	
AC Type	03	FULL	Effective Year Built	1975	
Bedrooms	4		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	43	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	141,400	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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		22.42	31,661	
CFL	CATHEDRAL CE	500	500		115.64	57,821	
FFL	1ST FLOOR	912	912		112.27	102,394	
HST	HALF STORY	456	912		56.14	51,197	
WDK	WOOD DECK	0	320		15.79	5,052	
Ttl Gross Liv / Lease Area		1,868	4,056	2,210		248,125	

