

State Use 101
Print Date 12/12/2022 12:52:30

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	157600		157,600									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	102500		102,500									
												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		275,200		275,200								
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						
												2022	101	141,400	2021	101	135,500	2020	101	128,500						
													101	93,200		101	86,300		101	86,300						
													101	15,100		101	15,100		101	15,100						
		Total		249,700		Total		236,900		Total		229,900														
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								Tracing		Batch														
0001										101		MA														
NOTES																										
												Appraised BLDG. Value (Card)								157,600						
												Appraised Xf (B) Value (Bldg)								0						
												Appraised Ob (B) Value (Bldg)								15,100						
												Appraised Land Value (Bldg)								102,500						
												Special Land Value								0						
												Total Appraised Parcel Value								275,200						
												Valuation Method								C						
												Adjustment														
												Net Total Appraised Parcel Value								275,200						
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	7.26	1.000	5	LAND	1.00	MA	1.00				0			1.000	7.26	102,500	
Total Card Land Units								0.32	AC	Parcel Total Land Area: 0.32								Total Land Value								102,500

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	110.00	
Interior Floor 2	3	HARDWOOD	RCN	276,426	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1952	
AC Type	03	FULL	Effective Year Built	1978	
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	157,600	
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		24.77	34,972	
CFL	CATHEDRAL CE	500	500		127.73	63,867	
FFL	1ST FLOOR	912	912		124.01	113,100	
HST	HALF STORY	456	912		62.01	56,550	
WDK	WOOD DECK	0	320		24.80	7,937	
Ttl Gross Liv / Lease Area		1,868	4,056			276,426	

