

Property Location

54 DONAMOR LN

Map ID

16/ 159/ 15/ /

Bldg Name

State Use

101

Vision ID

685

Account #

707

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:52:53

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
MCDONALD FRANCEEN WALKER 54 DONAMOR LN EAST LONGMEADOW MA 01028 GIS ID F_378860_2850308		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	266900	266,900		
						RES LAND	101	102900	102,900		
						RESIDNTL.	101	4700	4,700		
		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#					
						Total				374,500	374,500

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCDONALD FRANCEEN WALKER		21998	0054	12-21-2017	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCDONALD JASON M N		15057	0358	05-31-2005	U	I	300,000	1	2022	101	239,700	2021	101	230,000	2020	101	218,400
SCHWARTZ,MEGAN		13818	0592	12-05-2003	U	I	285,000			101	93,600		101	86,600		101	86,600
MEYER CHAD P + KARI L,		09648	0455	10-09-1996	U	I	113,000			101	4,700		101	4,700		101	4,700
POND ROBERT K		03317	0062	02-01-1968	U	I	0		Total		338,000	Total		321,300	Total		309,700

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	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
201601167	04-07-2016	91	INSULATION	1,600		0			04-23-2014			105	15	PERMIT VISIT
201303064	11-19-2013	25	WINDOWS	3,000	04-23-2014	100	04-23-2014		04-01-2004			250	22	MAILER SENT
341	12-18-2002	4	ADDITION	20,000				REHAB ROOM OC	02-26-2004			311	2	MEASURED
207	08-09-2001	4	ADDITION	15,000				FAMILY RM W/CAT	02-02-2004			296	15	PERMIT VISIT
									03-11-2003			274	15	PERMIT VISIT
									01-14-2003			274	15	PERMIT VISIT
									02-07-2002			274	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				14,827 SF	6.94	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.94	102,900		
Total Card Land Units							0.34	AC	Parcel Total Land Area: 0.34							Total Land Value							102,900

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	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
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		104.69
Interior Floor 1	4	CARPET	RCN		321,549
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1968
Heat Type	1	FORCED H/A	Effective Year Built		2004
AC Type	03	FULL	Depreciation Code		VG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		17
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		83
Extra Kitchens	0		RCNLD		266,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft	941		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		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	280	28.18	1954	60	0.00	AV	A	1.00	4,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,344		24.25	32,591	
CFL	CATHEDRAL CE	432	432		124.80	53,915	
FFL	1ST FLOOR	1,376	1,376		121.16	166,711	
HST	HALF STORY	456	912		60.58	55,247	
WDK	WOOD DECK	0	540		24.23	13,085	
Ttl Gross Liv / Lease Area		2,264	4,604			321,549	

