

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

12/12/2022 12:53:09

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	200000	200,000														
						RES LAND	101	105600	105,600														
						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		311,000	311,000														
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	2022	101	178,200	2021	101	170,700	2020	101	160,100						
		17535	0151	11-04-2008	U	I	162,000	1L		101	96,000		101	88,800		101	88,800						
		13981	0202	02-27-2004	U	I	30,000	1A		101	5,400		101	5,400		101	4,100						
		BK10	0000	02-24-1998	U	I	100,000		Total		279,600	Total		264,900	Total		253,000						
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int					
									APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 200,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 5,400 Appraised Land Value (Bldg) 105,600 Special Land Value 0 Total Appraised Parcel Value 311,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 311,000														
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									
202101746	05-12-2021	91	INSULATION	6,391		0			07-03-2020			334	15	PERMIT VISIT									
202001643	05-21-2020	11	POOL	5,500	07-03-2020	100	06-17-2020	27' ABOVE GROUND	03-01-2018			333	15	PERMIT VISIT									
201702716	10-18-2017	4	ADDITION	92,656	03-01-2018	100	03-01-2018	484 SF ADDITION	06-17-2014	01		400	14	INSPECTED									
98	05-19-1998	9	ALTERATION	8,500				98 BP NVC	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	4.98	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.98	105,600		
Total Card Land Units							0.49	AC	Parcel Total Land Area: 0.49							Total Land Value							105,600

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	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	107.72	
Interior Floor 2	4	CARPET	RCN	285,666	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1957	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating	03	
Half Baths	0		Year Remodeled	2017	
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		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	70	
Extra Kitchen St			RCNLD	200,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		Misc Imp Ovr		
WS Flues			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	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		23.90	34,036	
EFB	ENCL PORCH	0	112		59.71	6,688	
FFL	1ST FLOOR	1,312	1,312		119.43	156,686	
TQS	3/4 STORY	684	912		89.57	81,687	
WDK	WOOD DECK	0	274		23.97	6,568	
Ttl Gross Liv / Lease Area		1,996	4,034			285,666	

