

Property Location

31 DONAMOR LN

Map ID

16/ 165/ 9/ /

Bldg Name

State Use

101

Vision ID

692

Account #

714

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:53:48

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW																									
GRAZIANI ALESSANDRA A 31 DONAMOR LN EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed																										
						RESIDNTL.	101	186200	186,200																										
						RES LAND	101	100400	100,400																										
						RESIDNTL.	101	4400	4,400																										
		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_379051_2849868						Total		291,000	291,000																										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																											
GRAZIANI ALESSANDRA A WERTHEIM BENJAMIN HUTCHINSON CAROLYN J LIF EST, HUTCHISON DONALD C +,		22141	0029	04-20-2018	Q	I	235,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																		
		18466	0140	09-17-2010	U	I	218,000	1A	2022	101	167,600	2021	101	160,600	2020	101	152,200																		
		10819	0225	06-25-1999	U	I	100		101	91,300	101	84,600	101	84,600																					
		02225	0093	02-10-1953	U	I	0		101	4,400	101	4,400	101	4,400																					
								Total	263,300	Total	249,600	Total	241,200																						
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)										186,200							
																		Appraised Xf (B) Value (Bldg)										0							
																		Appraised Ob (B) Value (Bldg)										4,400							
Appraised Land Value (Bldg)										100,400																									
Special Land Value										0																									
Total Appraised Parcel Value										291,000																									
Valuation Method										C																									
Adjustment																																			
Net Total Appraised Parcel Value										291,000																									
BUILDING PERMIT RECORD																																			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result																					
202100536	02-16-2021	91	INSULATION	7,664		0			07-05-2019			334	2	MEASURED																					
201502407	08-14-2015	91	INSULATION	4,000		0			02-25-2011			317	16	FIELDREV CHG																					
									04-22-2004			318	14	INSPECTED																					
									04-01-2004			250	22	MAILER SENT																					
									02-26-2004			311	2	MEASURED																					
									07-15-1992			181	3	MEAS+INSPCTD																					
									05-20-1980			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	RC				9,375 SF	10.71	1.000	5	LAND	1.00	MA	1.00			0		1.000	10.71	100,400														
Total Card Land Units							0.22	AC	Parcel Total Land Area: 0.22							Total Land Value							100,400												

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	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
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		111.82
Interior Floor 2	3	HARDWOOD	RCN		265,959
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1952
AC Type	03	FULL	Effective Year Built		1991
Bedrooms	3		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		30
Total Rooms	6		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		186,200
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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	1952	60	0.00	AV	A	1.00	4,100
02	SHED/FR			L	64	7.48	2015	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,276		25.11	32,036	
FFL	1ST FLOOR	1,276	1,276		125.63	160,304	
OSP	SCRN PORCH	0	104		19.33	2,010	
TQS	3/4 STORY	342	456		94.22	42,965	
UTQ	UNFIN TQS	0	456		56.48	25,754	
WDK	WOOD DECK	0	116		24.91	2,889	
Ttl Gross Liv / Lease Area		1,618	3,684			265,959	

