

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	171800		171,800						
												RES LAND		101	112800		112,800						
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	17000		17,000						
				SUPPLEMENTAL DATA								Total		301,600		301,600							
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
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			
												2023	101	157,600	2022	101	141,400	2021	101	135,500			
													101	102,500		101	93,200		101	86,300			
													101	15,100		101	15,100		101	15,100			
Total												275,200	Total		249,700	Total		236,900					
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																							
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name						Tracing			Batch												
0001								101			MA												
NOTES												Appraised BLDG. Value (Card) 171,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 17,000 Appraised Land Value (Bldg) 112,800 Special Land Value 0 Total Appraised Parcel Value 301,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 301,600											
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	7.99	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.99	112,800	
Total Card Land Units							0.32	AC	Parcel Total Land Area: 0.32							Total Land Value							112,800

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	121.19	
Interior Floor 2	3	HARDWOOD	RCN	301,369	
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	171,800	
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	32.00	1952	60	0.00	AV	F	0.90	4,100
03	GARAGE	OB	Outbuildi	L	576	32.00	1983	70	0.00	GD	A	1.00	12,900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,412		27.00	38,127	
CFL	CATHEDRAL CE	500	500		139.26	69,630	
FFL	1ST FLOOR	912	912		135.20	123,306	
HST	HALF STORY	456	912		67.60	61,653	
WDK	WOOD DECK	0	320		27.04	8,653	
Ttl Gross Liv / Lease Area		1,868	4,056			301,369	

