

Property Location		38 DONALD AV		Map ID		3B/ 38/ 629/ /		Bldg Name		State Use 101	
Vision ID		3298		Account #		3351		Bldg # 1		Sec # 1 of 1	
				Card # 1 of 1						Print Date 11/20/2025 10:27:02	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
SPENCE SCOTT A SPENCE TARA N 38 DONALD AV EAST LONGMEADOW MA 01028 GIS ID F_376294_2853089		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	264600	264,600		
						RES LAND	101	111800	111,800		
		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		376,400	376,400

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SPENCE SCOTT A DISA ANTHONY J RADWAY DAVID G SINITIERE, KIMBERLY ANNE SHEEHAN, DANIEL D		23489	0254	10-22-2020	Q	I	272,000	00	Year	Code	Assessed	Year	Code	Assessed		
		20084	0543	11-01-2013	Q	I	205,000	00	2025	101	240,000	2024	101	224,200		
		16322	0071	11-06-2006	U	I	243,000			101	111,800		101	205,300		
		14199	0048	05-20-2004	U	I	217,000						101	101,600		
		13129	0247	04-18-2003	U	I	1	1A	Total		351,800	Total		336,000	Total	306,900

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	YEAR	Amount							Comm Int		
									APPRAISED VALUE SUMMARY							
Total																
ASSESSING NEIGHBORHOOD										Appraised BLDG. Value (Card)						264,600
Nbhd		Nbhd Name		Tracing		Batch		Appraised Xf (B) Value (Bldg)						0		
0001				101		MA		Appraised Ob (B) Value (Bldg)						0		
NOTES										Appraised Land Value (Bldg)						111,800
										Special Land Value						0
										Total Appraised Parcel Value						376,400
										Valuation Method						C
										Adjustment						
										Net Total Appraised Parcel Value						376,400

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	
202102163	06-21-2021	12	REROOF	9,097	06-13-2022	100	06-13-2022	NVC 12/6/2006	03-15-2024			334	3	MEAS+INSPCTD	
201802955	10-11-2018	91	INSULATION	3,500		0			03-21-2018				333	3	MEAS+INSPCTD
175	05-22-2006	12	REROOF	3,995					05-04-2004				317	14	INSPECTED
226	07-30-2002	17	DECK	8,500					04-06-2004				250	22	MAILER SENT
231	08-01-1994	MN	Manual Note	75,000				DWELLING	04-05-2004			317	2	MEASURED	
									12-17-2002			274	15	PERMIT VISIT	
									03-18-1999			105	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				12,000 SF	9.32	1.000	5	LAND	1.00	MA	1.00			0		1.000	9.32	111,800		
Total Card Land Units							0.28	AC	Parcel Total Land Area: 0.28							Total Land Value							111,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	1	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		
Roof Cover	1	ASPHALT SH	0		
Interior Wall 1	1	DRYWALL	0		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	155.51	
Interior Floor 2	3	HARDWOOD	RCN	318,765	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1995	
AC Type	03	FULL	Effective Year Built	2008	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	17	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	83	
Extra Kitchen St	N	NONE	RCNLD	264,600	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues	0		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,000		33.86	33,857	
CFL	CATHEDRAL CE	240	240		174.22	41,814	
FFL	1ST FLOOR	760	760		169.29	128,657	
TQS	3/4 STORY	570	760		126.96	96,493	
WDK	WOOD DECK	0	529		33.92	17,944	
Ttl Gross Liv / Lease Area		1,570	3,289			318,765	

