

State Use 101
Print Date 11/17/2025 10:14:07

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	204900		204,900						
					DRAINAGE				VIEW		COMMUNITY		RES LAND		101	112800		112,800						
													RESIDNTL.		101	17000		17,000						
					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		334,700		334,700					
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			
													2025	101	186,000	2024	101	171,800	2023	101	102,500			
														101	112,800		101	17,000		101	15,100			
														101	17,000		101	15,100						
													Total	315,800		Total		301,600		Total		275,200		
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																								
ASSESSING NEIGHBORHOOD															APPROAISED VALUE SUMMARY									
Nbhd		Nbhd Name					Tracing		Batch		Appraised BLDG. Value (Card)								204,900					
0001							101		MA		Appraised Xf (B) Value (Bldg)								0					
											Appraised Ob (B) Value (Bldg)								17,000					
											Appraised Land Value (Bldg)								112,800					
NOTES															Special Land Value								0	
															Total Appraised Parcel Value								334,700	
															Valuation Method								C	
															Adjustment									
Net Total Appraised Parcel Value															334,700									
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	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
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	Percentage		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	147.29	
Interior Floor 2	3	HARDWOOD	RCN	359,545	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1952	
AC Type	03	FULL	Effective Year Built	1982	
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	
FBM Sqft			RCNLD	204,900	
FBM Quality			Dep % Ovr		
FIN ATC Sqft			Dep Ovr Comment		
FIN ATC Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		Cost to Cure Ovr		
			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		32.21	45,488
CFL	CATHEDRAL CE	500	500		166.14	83,071
FFL	1ST FLOOR	912	912		161.30	147,109
HST	HALF STORY	456	912		80.65	73,554
WDK	WOOD DECK	0	320		32.26	10,323
Ttl Gross Liv / Lease Area		1,868	4,056			359,545

