

Property Location: 40 CROSS MEADOW RD

Account #4846

MAP ID: 62/ 15A/ 38/ /

Bldg Name:

State Use: 101

Vision ID: 4773

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/15/2017 23:00

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, MA VISION								
KNIHNICKI ROBERT P KNIHNICKI DEBORAH A 40 CROSS MEADOW RD EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL								Description		Code	Appraised Value					Assessed Value				
													RESIDENTL.		101	237,000					237,000				
													RES LAND		101	110,900					110,900				
													RESIDENTL.		101	16,600					16,600				
SUPPLEMENTAL DATA												Total		364,500	364,500										
RECORD OF OWNERSHIP					BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
KNIHNICKI ROBERT P					05612/ 0328		05/16/1984		U	I	71,000		D	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value			
														2017	101	230,500	2016	101	227,900	2015	101	227,900			
														2017	101	108,700	2016	101	105,400	2015	101	105,400			
														2017	101	16,600	2016	101	16,600	2015	101	16,600			
														Total:		355,800	Total:		349,900	Total:		349,900			
EXEMPTIONS					OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)237,000 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)16,600 Appraised Land Value (Bldg)110,900 Special Land Value0 Total Appraised Parcel Value364,500 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value364,500												
Year	Type	Description			Amount		Code	Description			Number	Amount									Comm. Int.				
Total:																									
ASSESSING NEIGHBORHOOD																									
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch														
0001/A								101			NG														
NOTES																									
METAL SHED IS PLASTIC																									
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							
201202813	07/27/2012	91	INSULATION		2,400			0		ADDITION POOL I DWELLING			06/10/2013			317	15	PERMIT VISIT							
350	12/01/1993	MN	Manual Note		20,000			0					06/28/2007			311	3	MEAS+INSPCTD							
258	08/01/1988	MN	Manual Note		13,000			0					10/09/2001			247	14	INSPECTED							
238	01/01/1983	MN	Manual Note		0			0					05/31/2000			247	2	MEASURED							
													02/24/1995			107	15	PERMIT VISIT							
LAND LINE VALUATION SECTION																									
B #	Use Code	Use Description		Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price	Land Value			
																		Spec Use	Spec Calc						
1	101	ONE FAM		RA				30,542 SF	2.93	1.2400	8	1.0000	1.00	NG	1.00						1.00	3.63	110,900		
Total Card Land Units:									0.70	AC	Parcel Total Land Area:				0.7 AC				Total Land Value:						110,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	B		GOOD	FBM Sqft			
Stories	2.00		2 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET				
Interior Floor 2				Adj. Base Rate:		100.74	
Heat Fuel	1		OIL	Replace Cost		296,289	
Heat Type	3		FORCED H/W	AYB		1983	
AC Type	03		FULL	EYB		1997	
Bedrooms	4			Dep Code		GD	
Full Baths	2			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Dep %		20	
Total Rooms	8			Functional ObsInc			
Bath Style	A		AVERAGE	External ObsInc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		80	
Basement Floor	12		CONCRETE	Apprais Val		237,000	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	1			Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
11	POOL I-V	OB	Outbuilding	L	648	29.00	1988	G		GD	70	16,400
01	SHED/MTL			L	64	5.18	2010	A		AV	60	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,294		20.16	26,093	
CFL	CATHEDRAL CE	280	280		103.62	29,014	
FFL	1ST FLOOR	1,014	1,014		100.74	102,155	
GAR	GARAGE	0	528		40.26	21,257	
OFF	OPEN PORCH	0	84		9.59	806	
SFL	2ND FLOOR	1,104	1,104		100.74	111,222	
WDK	WOOD DECK	0	408		14.07	5,742	
Ttl. Gross Liv/Lease Area:		2,398	4,712	2,941		296,289	

