

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW										
KNIHNICKI ROBERT P KNIHNICKI DEBORAH A 40 CROSS MEADOW RD EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	261000		261,000													
												RES LAND		101	114200		114,200													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	16600		16,600													
				SUPPLEMENTAL DATA																										
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10																						
GIS ID F_389705_2851864				Mailed				Assoc Pid#				Total		391,800		391,800														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
KNIHNICKI ROBERT TR KNIHNICKI ROBERT P				22873		287		09-27-2019		U		I		1		1A		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				05612		0328		05-16-1984		U		I		71,000		1		2019		101	253,700	2018	101	237,000	2017	101	230,500			
																		101	110,900		101	110,900		101	108,700					
																		101	16,600		101	16,600		101	16,600					
																Total		381200		Total		364500		Total		355800				
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			B			Tracing			Batch																			
0001								101			NG																			
NOTES																														
																		Appraised BLDG. Value (Card)								261,000				
																		Appraised Xf (B) Value (Bldg)								0				
																		Appraised Ob (B) Value (Bldg)								16,600				
																		Appraised Land Value (Bldg)								114,200				
																		Special Land Value								0				
Total Appraised Parcel Value								391,800																						
Valuation Method								C																						
Adjustment																														
Net Total Appraised Parcel Value								391,800																						
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								ADDITION POOL I DWELLING		07-09-2019				334	2	MEASURED							
350		12-01-1993		MN	Manual Note		20,000						06-10-2013						317	15	PERMIT VISIT									
258		08-01-1988		MN	Manual Note		13,000						06-28-2007						311	3	MEAS+INSPCTD									
238		01-01-1983		MN	Manual Note								10-09-2001						247	14	INSPECTED									
													05-31-2000						247	2	MEASURED									
																	02-24-1995				107	15	PERMIT VISIT							
																	02-25-1994				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		RA				30,542	SF	3.02	1.240	8	LAND	1.00	NG	1.00					0		1.000	3.74	114,200					
Total Card Land Units								0.701	AC	Parcel Total Land Area: 0.7011				Total Land Value								114,200								

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	7	BRICK	101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		81.23
Interior Floor 2	4	CARPET	RCN		330,411
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1983
AC Type	03	FULL	Effective Year Built		1997
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		79
Extra Kitchen St			RCNLD		261,000
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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1988	70	0.00	GD	G	1.25	16,400
01	SHED/MTL			L	64	5.18	2010	60	0.00	AV	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,294		22.49	29,098	
CFL	CATHEDRAL CE	280	280		115.56	32,356	
FFL	1ST FLOOR	1,014	1,014		112.35	113,919	
GAR	GARAGE	0	528		44.90	23,705	
OPF	OPEN PORCH	0	84		10.70	899	
SFL	2ND FLOOR	1,104	1,104		112.35	124,031	
WDK	WOOD DECK	0	408		15.70	6,404	
Ttl Gross Liv / Lease Area		2,398	4,712	2,941		330,411	

