

Property Location

22 KNOLLWOOD DR

Map ID

17/ 42/ 14/ /

Bldg Name

State Use

101

Vision ID

867

Account #

891

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 10:45:32

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
GOUR PAUL M GOUR MELISSAA 22 KNOLLWOOD DR EAST LONGMEADOW MA 01028 GIS ID F_379581_2848862		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	136600	136,600												
						RES LAND	101	85300	85,300												
						RESIDNTL.	101	5200	5,200												
		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 227,100 227,100															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
GOUR PAUL M KANE JUDITH A, KANE BRIAN E + JUDITH A KNIGHT BRUCE K		10907	0177	08-30-1999	U	I	120,450	1	Year	Code	Assessed	Year	Code	Assessed							
		09484	0152	05-14-1996	U	I	1		2020	101	129,700	2019	101	126,300							
		07137	0026	04-07-1989	U	I	131,250		101	85,300	101	82,800									
		04392	0116	03-03-1977	U	I	0		101	5,200	101	5,200									
		Total						220200		Total		214300		Total 193900							
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 Appraised BLDG. Value (Card) 136,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 5,200 Appraised Land Value (Bldg) 85,300 Special Land Value 0 Total Appraised Parcel Value 227,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 227,100												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MA													
NOTES																					
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							
202001795	06-08-2020	12	REROOF	16,000		0			06-03-2019			400	15	PERMIT VISIT							
201900002	01-03-2019	25	WINDOWS	4,665	06-03-2019	100	06-03-2019	1 BAY WINDOW	05-22-2018			400	15	PERMIT VISIT							
201702851	11-07-2017	21	SIDING	15,000	05-22-2018	100	05-22-2018		01-29-2016			105	2	MEASURED							
192	07-28-2003	4	ADDITION	20,000		100		DORMER	04-01-2004			250	22	MAILER SENT							
									02-23-2004			311	2	MEASURED							
									01-29-2004			296	15	PERMIT VISIT							
									05-04-1992			131	14	INSPECTED							
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				11,250 SF	7.58	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.58	85,300
Total Card Land Units							0.258	AC	Parcel Total Land Area: 0.2583				Total Land Value							85,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
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	4	CARPET	Adj Base Rate		99.36
Interior Floor 2	3	HARDWOOD	RCN		216,850
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1953
AC Type	03	FULL	Effective Year Built		1981
Bedrooms	3		Depreciation Code		AG
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		37
Total Rooms	7		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		63
Extra Kitchen St			RCNLD		136,600
FBM Sqft	638		Dep % Ovr		
FBM Quality	3		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
03	GARAGE	OB	Outbuildi	L	264	28.18	1953	60	0.00	AV	A	1.00	4,500
02	SHED/FR			L	160	7.48	1985	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	912		23.60	21,519
EFP	ENCL PORCH	0	96		35.72	3,429
FFL	1ST FLOOR	912	912		118.24	107,834
TQS	3/4 STORY	684	912		88.68	80,875
WDK	WOOD DECK	0	192		16.63	3,192
Ttl Gross Liv / Lease Area		1,596	3,024	1,834		216,850

