

Property Location

38 KNOLLWOOD DR

Map ID

17/ 47/ 25/ /

Bldg Name

State Use

101

Vision ID

872

Account #

896

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 10:46:19

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
CUSSON MELISSA L 38 KNOLLWOOD DR EAST LONGMEADOW MA 01028 GIS ID F_379626_2848475	TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
					RESIDNTL.	101	148700	148,700													
					RES LAND	101	87000	87,000													
					RESIDNTL.	101	8200	8,200													
SUPPLEMENTAL DATA					Total				243,900	243,900											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
CUSSON MELISSA L ST MARIE STEPHEN M + PETER R, ST MARIE E RAYMOND +,	18504	0546	10-18-2010	U	I	213,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
	15011	0231	05-11-2005	U	I	1		2020	101	141,000	2019	101	112,700	2018	101	104,300					
	02169	0550	04-17-1952	U	I	0			101	87,000		101	84,300		101	84,300					
									101	8,200		101	8,200		101	8,200					
Total								236200		Total		205200		Total		196800					
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) 148,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 8,200 Appraised Land Value (Bldg) 87,000 Special Land Value 0 Total Appraised Parcel Value 243,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 243,900												
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							
201802533	08-07-2018	4	ADDITION	40,500	05-29-2019	100	05-29-2019	24X12 KITCHEN	05-29-2019			334	15	PERMIT VISIT							
201502525	09-17-2015	9	ALTERATION	15,000	04-29-2016	100	04-29-2016	ROOF, SIDING, WIN	04-29-2016			317	15	PERMIT VISIT							
136	01-01-1985	MN	Manual Note					GARAGE	02-25-2011			317	16	FIELDREV CHG							
									02-24-2004			311	3	MEAS+INSPCTD							
									05-30-1980			500	3	MEAS+INSPCTD							
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				15,823 SF	5.5	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.5	87,000
Total Card Land Units							0.363	AC	Parcel Total Land Area:				0.3632	Total Land Value							87,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			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	4	CARPET	Adj Base Rate	99.24	
Interior Floor 2	3	HARDWOOD	RCN	212,366	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1952	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating	03	
Half Baths	0		Year Remodeled	2018	
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	148,700	
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
03	GARAGE	OB	Outbuildi	L	384	28.18	1985	70	0.00	GD	A	1.00	7,600
02	SHED/FR			L	117	7.48	2000	70	0.00	GD	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	912		23.03	21,006
EFB	ENCL PORCH	0	88		34.10	3,001
FFL	1ST FLOOR	1,176	1,176		115.42	135,730
HST	HALF STORY	456	912		57.71	52,630
Ttl Gross Liv / Lease Area		1,632	3,088	1,840		212,366

