

Property Location

21 KNOLLWOOD DR

Map ID

17/ 57/ 15/ /

Bldg Name

State Use

101

Vision ID

883

Account #

907

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 10:47:53

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
TORRES DANIEL G 21 KNOLLWOOD DRIVE EAST LONGMEADOW MA 01028 GIS ID F_379373_2848837		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	125600	125,600												
						RES LAND	101	85300	85,300												
						RESIDNTL.	101	12900	12,900												
		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 223,800 223,800															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
TORRES DANIEL G HERSEY ROBERT W + SANDRA J,		10253 04724	0042 0376	04-23-1998 02-02-1979	U U	I I	127,000 0	Year	Code	Assessed	Year	Code	Assessed								
								2020	101	119,000	2019	101	115,700								
									101	85,300		101	82,800								
									101	12,900		101	12,900								
								Total	217200	Total	211400	Total	202600								
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) 125,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 12,900 Appraised Land Value (Bldg) 85,300 Special Land Value 0 Total Appraised Parcel Value 223,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 223,800												
Total		3,600.00																			
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							
44	03-01-1990	MN	Manual Note	16,000				KIT ADDN	01-29-2016			105	2	MEASURED							
179	01-01-1982	MN	Manual Note						04-02-2004			AO	22	MAILER SENT							
									03-09-2004			311	14	INSPECTED							
									02-23-2004			311	1	LEFT NOTICE							
									06-10-1991			131	2	MEASURED							
									01-14-1991			107	15	PERMIT VISIT							
									01-04-1984			500	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				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	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	96.68	
Interior Floor 2	3	HARDWOOD	RCN	220,297	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1951	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	4		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	6		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	57	
Extra Kitchen St			RCNLD	125,600	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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	1951	60	0.00	AV	A	1.00	4,500
11	POOL I-V	OB	Outbuildi	L	468	29.00	1955	60	0.00	AV	A	1.00	8,100
02	SHED/FR			L	72	7.48	1955	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,216		22.13	26,914	
FFL	1ST FLOOR	1,216	1,216		110.76	134,681	
HST	HALF STORY	456	912		55.38	50,506	
PAT	PATIO	0	240		5.54	1,329	
WDK	WOOD DECK	0	446		15.40	6,867	
Ttl Gross Liv / Lease Area		1,672	4,030	1,989		220,297	

