

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
KNIHNICKI ROBERT TR KNIHNICKI DEBORAH TR 40 CROSS MEADOW RD EAST LONGMEADOW MA 01028 GIS ID F_389705_2851864												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	317600		317,600										
												RES LAND		101	137100		137,100										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	16600		16,600										
				SUPPLEMENTAL DATA								Total		471,300		471,300											
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
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 05612		0287 0328		09-27-2019 05-16-1984		U U	I I	1 71,000		1A 1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
															2022	101	288,000	2021	101	275,700	2020	101	261,000				
																101	123,400		101	114,200		101	114,200				
																101	16,600		101	16,600		101	16,600				
				Total									Total	428,000	Total		406,500		Total		391,800						
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						Tracing			Batch																
0001								101			NG																
NOTES												Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value															
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	3.59	1.250	8	LAND	1.00	NG	1.00				0			1.000	4.49	137,100		
Total Card Land Units								0.70	AC	Parcel Total Land Area: 0.70								Total Land Value								137,100	

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		101.76
Interior Floor 2	4	CARPET	RCN		407,177
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1983
AC Type	03	FULL	Effective Year Built		1999
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		22
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		78
Extra Kitchen St			RCNLD		317,600
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		27.48	35,556	
CFL	CATHEDRAL CE	280	280		141.20	39,537	
FFL	1ST FLOOR	1,014	1,014		137.28	139,203	
GAR	GARAGE	0	528		54.86	28,966	
OPF	OPEN PORCH	0	84		13.07	1,098	
SFL	2ND FLOOR	1,104	1,104		137.28	151,559	
WDK	WOOD DECK	0	408		27.59	11,257	
Ttl Gross Liv / Lease Area		2,398	4,712			407,177	

