

Property Location

44 FORBES HILL RD

Map ID

95/ 45/ 3/ /

Bldg Name

State Use

101

Vision ID

6157

Account #

6240

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 12:12:10

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
KNOWLES ROBERT A KNOWLES CELESTE A 44 FORBES HILL RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	249800	249,800												
						RES LAND	101	140900	140,900												
						RESIDNTL.	101	300	300												
		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#															
GIS ID F_394018_2839927						Total		391,000	391,000												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
KNOWLES ROBERT A FUSARO PAUL R TR + FUSARO THERESAA AS TRUSTEE OF,THE		22257	0325	07-09-2018	Q	I	325,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		17833	0539	06-05-2009	U	I	1	1A	2023	101	228,700	2022	101	203,200	2021	101	194,500				
		03170	0201	02-16-1966	U	I	0		101	128,200	101	115,500	101	107,000	101	200					
									101	200	101	200									
		Total						357,100		Total		318,900		Total		301,700					
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) 249,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 300 Appraised Land Value (Bldg) 140,900 Special Land Value 0 Total Appraised Parcel Value 391,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 391,000												
Total																					
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		MG															
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							
202001162	04-15-2020	25	WINDOWS	6,714	05-22-2020	100	05-22-2020	REPLACE 2 WINDO	05-22-2020			400	15	PERMIT VISIT							
201903338	12-01-2019	62	SOLAR	11,000	05-22-2020	100	02-28-2020	PORCH	06-10-2019			334	2	MEASURED							
14	02-01-1993	MN	Manual Note	1,500					04-25-2018				333	3	MEAS+INSPCTD						
									08-26-2005				250	11	ENTRY DENIED						
									06-14-2005				274	2	MEASURED						
									06-14-2005				274	1	LEFT NOTICE						
									11-22-1999			247	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	RAA				24,375 SF	4.82	1.200	7	LAND	1.00	MG	1.00			0		1.000	5.78	140,900
Total Card Land Units							0.56	AC	Parcel Total Land Area: 0.56							Total Land Value					140,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	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	116.31	
Interior Floor 2			RCN	356,874	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1966	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	249,800	
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
02	SHED/FR			L	36	12.00	1970	60	0.00	AV	A	1.00	300
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2019	70	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,643		27.75	45,597	
EPF	ENCL PORCH	0	192		69.30	13,305	
FFL	1ST FLOOR	1,858	1,858		138.59	257,504	
GAR	GARAGE	0	576		55.34	31,876	
OPF	OPEN PORCH	0	156		14.21	2,217	
WDK	WOOD DECK	0	230		27.72	6,375	
Ttl Gross Liv / Lease Area		1,858	4,655			356,874	

