Property Location 42 KNOLLWOOD DR | Map ID 17/ 48/ 26/ / | Bldg Name | State Use 101
Vision ID 873 | Account # 897 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/18/2024 7:41:15 A

CURRENT OWNER

18 KNOLLWOOD DRIVE LLC

2 SHADY BROOK DR

WEST SPRINGFIELD MA 01089

GIS ID F_379633_2848352

TOPO TYPE	UTILITY	STREET	LOCATION
TOPO WET	**EASEMENT**	**TRAFFIC**	**CORNER**
DRAINAGE		**VIEW**	**COMMUNITY**

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	163400	163,400
RES LAND	101	114000	114,000
RESIDNTL.	101	5900	5,900
		Total	283,300	283,300

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
18 KNOLLWOOD DRIVE LLC	25316	0047	02-09-2024	U	I	270,000	1
ANDERSON DONALD F	10490	0329	10-20-1998	U	I	135,000	1A
ANDERSON DORIS N,	02198	0235	09-19-1952	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	150,700	2023	101	138,100	2022	101	123,700
	101	114,000		101	103,800		101	94,300
	101	5,900		101	5,200		101	5,200
	Total	270,600		Total	247,100		Total	223,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	163,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	5,900
Appraised Land Value (Bldg)	114,000
Special Land Value	0
Total Appraised Parcel Value	283,300
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	283,300

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MA

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201200204	01-25-2012	12	REROOF	2,500				NVC

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
07-30-2019			334	2	MEASURED
06-01-2012			317	15	PERMIT VISIT
02-24-2004			311	3	MEAS+INSPCTD
07-01-1991			131	2	MEASURED
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				16,818	SF	6.78	1.000	5	LAND	1.00	MA	1.00			0			1.000	6.78	114,000
						Total Card Land Units	0.39	AC	Parcel Total Land Area:	0.39												Total Land Value	114,000

Property Location	42 KNOLLWOOD DR		Map ID	17/ 48/ 26/ /		Bldg Name	State Use 101
Vision ID 873		Account # 897		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 11/18/2024 7:41:16 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	05	CAPE
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.50	1 1/2 STORIES
Foundation	2	CONC BLOCK
Exterior Wall 1	1	WOOD SHING
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	3	HARDWOOD
Heat Fuel	1	OIL
Heat Type	1	FORCED H/A
AC Type	01	NONE
Bedrooms	4	
Full Baths	1	
Half Baths	1	
Extra Fixtures	0	
Total Rooms	7	
Bath Style	A	AVERAGE
Half Bath Style	A	AVERAGE
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

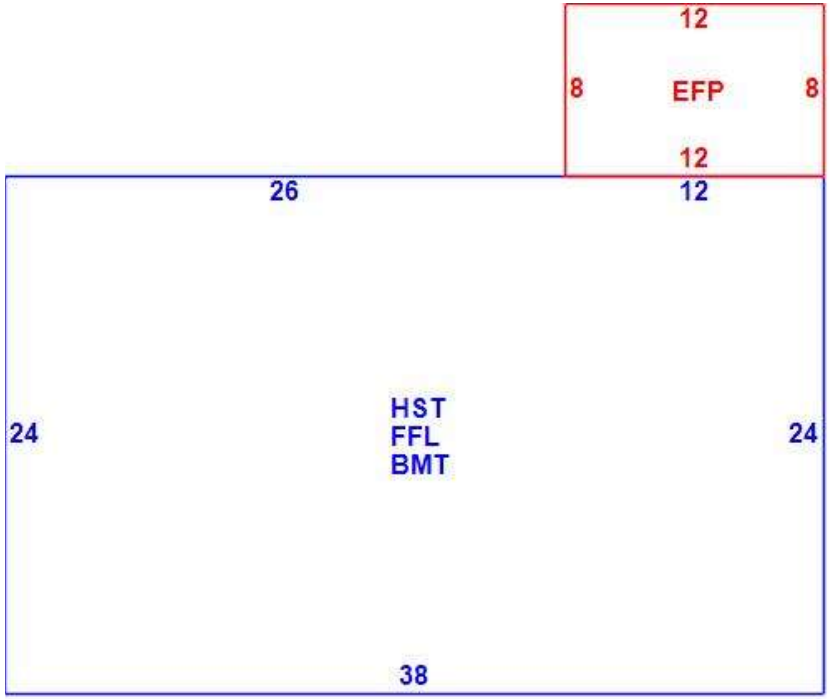
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	148.18
RCN	259,292
Net Other Adj	
Year Built	1952
Effective Year Built	1984
Depreciation Code	AG
Remodel Rating	
Year Remodeled	
Depreciation %	37
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	63
RCNLD	163,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	308	32.00	1955	60	0.00	AV	A	1.00	5,900

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	912		32.38	29,531
EFP	ENCL PORCH	0	96		81.13	7,788
FFL	1ST FLOOR	912	912		162.26	147,981
HST	HALF STORY	456	912		81.13	73,991
	Ttl Gross Liv / Lease Area	1,368	2,832			259,292