Property Location: 78 CANTERBURY CR | MAP ID: 20/ 21/ 18/ / | Bldg Name: | State Use: 101
Vision ID: 6377 | Account #6470 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/29/2014 09:24

CURRENT OWNER

PHAM THUY THANH
DINH VINCENT H
78 CANTERBURY CR

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.	UTILITIES	STRT./ROAD	LOCATION

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Prior ID
Chapter Land	Owner Occ
OC Dates	Final Area 2736
In+Ex FY	Current Ac. .65813
Mailed	
GIS ID: F_380288_2844087	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	273,300	273,300
RES LAND	101	129,900	129,900
Total		403,200	403,200

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
PHAM THUY THANH	18122/ 138	12/18/2009	U	I	474,900	N
BINDER,HARVEY M	12788/ 404	12/09/2002	U	V	70,000	P
DAVIS JOHN H + STEPHEN A,	9348/ 266	12/27/1995	U	V	745,000	N
ASM & CO INC	0/ 0		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2014	B	273,100	2013	B	282,200	2012	B	270,200
2014	L	136,300	2013	L	132,500	2012	L	132,500
	Total:	409,400		Total:	414,700		Total:	402,700

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	NV

NOTES

AREA PER SURVEY FY 86 200 STRIP
COMMERCIAL 95 SALE INCS
20-8-0,18-35-0,18-34-0,19-10-0 SUB DIV
#801 YORKSHIRE DR +CANTERBURY SUB DIV
868 PHASE - FOUNDATION WALK OUT
BMT-FY11 ABT GRANTED

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	273,300
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	129,900
Special Land Value	0
Total Appraised Parcel Value	403,200
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	403,200

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
320	11/19/2002	2	DWELLING	149,750		0		OC 6/5/2003

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
11/18/2010			311	3	MEAS+INSPCTD
02/10/2010			317	16	FIELDREV CHG
05/04/2006			105	16	FIELDREV CHG
02/14/2006			250	22	MAILER SENT
03/31/2004			250	22	MAILER SENT

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RA				28,668	SF	2.94	1.5400	9	1.0000	1.00	NV	1.00				1.00	4.53	129,900

Total Card Land Units: 0.66 AC | Parcel Total Land Area: 0.66 AC | Total Land Value: 129,900

Property Location: 78 CANTERBURY CR | **MAP ID:** 20/ 21/ 18/ / | **Bldg Name:** | **State Use:** 101

Vision ID: 6377 | **Account #**6470 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/29/2014 09:24

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		COLONIAL
Model	01		RESIDENTIAL
Grade	B-		GOOD (-)
Stories	2.00		2 Story
Foundation	1		
Exterior Wall 1	4		VINYL
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	2		GAS
Heat Type	1		FORCED H/A
AC Type	03		Full
Bedrooms	3		
Full Baths	2		
Half Baths	1		
Extra Fixtures	3		
Total Rooms	8		
Bath Style	G		GOOD
Kitchen Style	G		GOOD
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality			
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

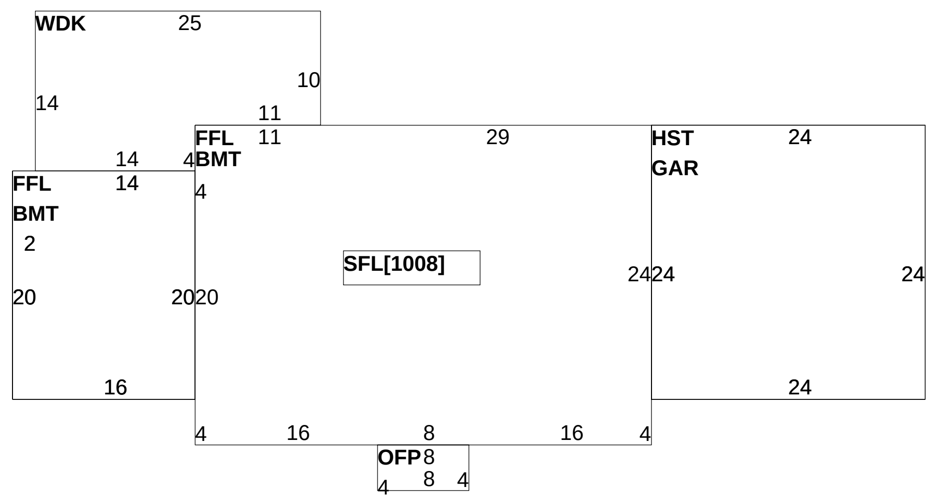
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		
FBM Sqft			
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	88.11
Replace Cost	290,755
AYB	2003
EYB	2008
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	6
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	94
Apprais Val	273,300
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,440		17.62	25,375
FFL	1ST FLOOR	1,440	1,440		88.11	126,875
GAR	GARAGE	0	576		35.18	20,265
HST	HALF STORY	288	576		44.05	25,375
OFP	OPEN PORCH	0	32		8.26	264
SFL	2ND FLOOR	1,008	1,008		88.11	88,812
WDK	WOOD DECK	0	306		12.38	3,789
	Ttl. Gross Liv/Lease Area:	2,736	5,378	3,300		290,755