

Property Location: 86 CANTERBURY CR

MAP ID:20/ 20/ 20/ /

Bldg Name:

State Use:101

Vision ID: 6379

Account #6472

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/29/2014 09:24

CURRENT OWNER						TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, M VISION							
MANNA JOSEPH L MANNA NORA M 86 CANTERBURY CR EAST LONGMEADOW, MA 01028 Additional Owners:														Description		Code		Appraised Value		Assessed Value									
														RESIDENTL.		101		269,600		269,600									
														RES LAND		101		129,100		129,100									
														RESIDENTL.		101		1,300		1,300									
SUPPLEMENTAL DATA																													
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380324_2844221						Received Prior ID Owner Occ Final Area 2769 Current Ac. .63726																							
														ASSOC PID#															
Total														400,000				400,000											
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
MANNA JOSEPH L DAVIS JOHN H + STEPHEN A, ASM & CO INC						13614/ 443 9348/ 266 0/ 0		09/25/2003 12/27/1995		U	V	70,000 745,000 0		N	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value				
															2014	B	266,800		2013	B	266,100		2012	B	254,600				
															2014	L	135,900		2013	L	132,000		2012	L	132,000				
															2014	O	1,200		2013	O	1,300		2012	O	1,300				
															Total:		403,900		Total:		399,400		Total:		387,900				
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor													
Year	Type	Description				Amount		Code	Description				Number	Amount												Comm. Int.			
Total:																													
ASSESSING NEIGHBORHOOD																													
NBHD/ SUB		NBHD Name				Street Index Name				Tracing				Batch															
0001/A										101				NV															
NOTES																													
AREA PER SURVEY FY 86 200 STRIP						OCCUPANCY PERMIT RECEIVED																							
COMMERCIAL 95 SALE INCS						5/26/04																							
20-8-0,18-35-0,18-34-0,19-10-0 SUB DIV																													
#801 YORKSHIRE DR +CANTERBURY SUB DIV																													
868 PHASE 4 (NOT YET																													
STARTED)																													
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							
309		10/04/2004		10	SHED		3,440				0			10` X 16`		05/04/2006				105	16	FIELDREV CHG							
267		10/07/2003		2	DWELLING		154,250				0			OC 5/26/2004		12/23/2004				311	15	PERMIT VISIT							
																06/11/2004				303	3	MEAS+INSPCTD							
																01/21/2004				311	15	PERMIT VISIT							
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		S Adj Fact	Adj. Unit Price	Land Value				
1	101	ONE FAM				RA				27,759	SF	3.02	1.5400	9	1.0000	1.00	NV	1.00			Spec Use	Spec Calc		1.00	4.65	129,100			
Total Card Land Units:										0.64	AC	Parcel Total Land Area:					0.64	AC	Total Land Value:										129,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	B-		GOOD (-)	FBM Sqft			
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			87.18
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS	Replace Cost			286,826
Heat Type	1		FORCED H/A	AYB			2003
AC Type	03		FULL	EYB			2008
Bedrooms	4			Dep Code			GD
Full Baths	2			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	1			Dep %			6
Total Rooms	9			Functional Obslnc			
Bath Style	G		GOOD	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			94
Basement Floor	12			Apprais Val			269,600
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	1			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
02	SHED/FR			L	160	7.48	2004	G		VG	85	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,360		17.44	23,713	
CFL	CATHEDRAL CE	195	195		89.86	17,523	
FFL	1ST FLOOR	1,191	1,191		87.18	103,833	
GAR	GARAGE	0	528		34.84	18,395	
HST	HALF STORY	374	748		43.59	32,606	
OFP	OPEN PORCH	0	14		6.23	87	
SFL	2ND FLOOR	1,009	1,009		87.18	87,966	
WDK	WOOD DECK	0	220		12.28	2,703	

Ttl. Gross Liv/Lease Area:		2,769	5,265	3,290		286,826	
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