

Property Location: 185 CANTERBURY CR
Vision ID: 6591

Account #6698

MAP ID: 19/ 43/ 10/ /
Bldg #: 1 of 1

Bldg Name:
Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/29/2014 10:16

CURRENT OWNER

ROMAN MATTHEW T
ROMAN KATHRYN M
185 CANTERBURY CR

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND

Code

101
101

Appraised Value

275,200
104,600

Assessed Value

275,200
104,600

Total

379,800

379,800

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

ROMAN MATTHEW T
DAVIS JOHN H + STEPHEN A,
ASM + CO INC

BK-VOL/PAGE

15033/ 158
09348/ 0266
0/ 0

SALE DATE

05/20/2005
12/27/1995

q/u

U
U
U

v/i

V
V
V

SALE PRICE

80,000
745,000
0

V.C.

N
N
N

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2014

B

273,800

2013

B

273,300

2012

B

261,500

2014

L

108,300

2013

L

105,600

2012

L

99,900

Total:

382,100

Total:

378,900

Total:

361,400

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

NG

ASSESSING NEIGHBORHOOD

NOTES

95 SALE INCLUDES 20-8-0,
20-7-0,18-34-0,19-10-0 SUB DIV #801
PHASE IIGREAT WOODS SUB DIV #857 - SUB
DIV 944-PHASE 7 05 PERMIT = 80` X 28`
COLONIAL W/ATTACHED TWO CAR GARAGE.

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)
Appraised XF (B) Value (Bldg)
Appraised OB (L) Value (Bldg)
Appraised Land Value (Bldg)
Special Land Value
Total Appraised Parcel Value
Valuation Method:
Adjustment:
Net Total Appraised Parcel Value

275,200
0
0
104,600
0
379,800
C
0
379,800

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

127

05/21/2007

17

DECK

2,500

0

12` X16` ATTACHED

196

06/16/2005

2

DWELLING

156,800

0

OC 12/2/2005

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

02/04/2008

317

15

PERMIT VISIT

01/20/2006

311

14

INSPECTED

12/19/2005

311

2

MEASURED

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

29,385

SF

2.87

1.2400

8

1.0000

1.00

NG

1.00

Spec Use

Spec Calc

1.00

3.56

104,600

Total Card Land Units:

0.67

AC

Parcel Total Land Area:

0.67

AC

Total Land Value:

104,600

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		
Grade	B-		GOOD (-)	FBM Sqft			
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	1			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		88.30	
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		Full				
Bedrooms	3			Replace Cost		289,699	
Full Baths	2			AYB		2005	
Half Baths	1			EYB		2009	
Extra Fixtures	3			Dep Code		GD	
Total Rooms	8			Remodel Rating			
Bath Style	G		GOOD	Year Remodeled			
Kitchen Style	G		GOOD	Dep %		5	
Kitchens	1			Functional Obslnc			
Extra Kitchens	0			External Obslnc			
Frame	1		WOOD	Cost Trend Factor		1	
Basement Floor	12			Condition			
Bsmt Garage				% Complete			
Units	1			Overall % Cond		95	
WS Flues				Apprais Val		275,200	
FBM Quality				Dep % Ovr		0	
Fireplaces	1			Dep Ovr Comment			
				Misc Imp Ovr		0	
				Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						
BMT	BASEMENT	0	1,440		17.66	25,429						
FFL	1ST FLOOR	1,440	1,440		88.30	127,146						
GAR	GARAGE	0	576		35.26	20,308						
HST	HALF STORY	288	576		44.15	25,429						
SFL	2ND FLOOR	1,008	1,008		88.30	89,002						
WDK	WOOD DECK	0	192		12.42	2,384						
Ttl. Gross Liv/Lease Area:		2,736	5,232	3,281		289,699						

