

Property Location: 240 CANTERBURY CR

MAP ID: 19/ 25/ 43/ /

Bldg Name:

State Use: 101

Vision ID: 6306

Account #6393

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/01/2015 16:40

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA	
BROWN PATRICK J PAYNE AMY R 240 CANTERBURY CR EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
						RESIDENTL.	101	331,900	331,900		
						RES LAND	101	104,400	104,400		
SUPPLEMENTAL DATA										VISION	
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380207_2844775				Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#							
						Total					436,300

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
BROWN PATRICK J FOX,AARON M DAVIS JOHN H + STEPHEN A, DAVIS JOHN H + STEPHEN A,		16336/ 332	11/20/2006	U	I	505,000		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		11051/ 304	12/28/1999	U	I	57,500	B	2015	101	331,900	2014	B	326,000	2013	B	322,700
		9348/ 266	12/28/1995	U	I	745,000	O	2015	101	104,400	2014	L	107,900	2013	L	105,300
		0/ 0		U		0										
						Total:				436,300	Total:	433,900	Total:	428,000		

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		NG	

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 JACUZZI/SHOWER IN MASTER BATH/DOUBLE SINK IN 3/4 BATH					

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	
201301299	04/12/2013	37	3 SEASON RM	19,700		0		OVER EXISTING DECK	05/28/2013			317	15	PERMIT VISIT	
247	08/09/2011	17	DECK	5,500		0		12 X 16 OFF REAR	03/23/2012			317	15	PERMIT VISIT	
248	08/27/2002	7	REMODEL	3,000		0		FINISH BMT	01/28/2004			296	15	PERMIT VISIT	
269	11/16/1999	2	DWELLING	146,200		0		FIREPLACE	12/05/2003			274	3	MEAS+INSPCTD	
									01/16/2003			274	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		
																Spec Use	Spec Calc					
1	101	ONE FAM	RA				28,527	SF	2.95	1.2400	8	1.0000	1.00	NG	1.00			1.00	3.66	104,400		
Total Card Land Units:			0.65	AC	Parcel Total Land Area:			0.65	AC			Total Land Value:										104,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		
Grade	B-		GOOD (-)	FBM Sqft	966		
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	3		GAMBREL	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET	Adj. Base Rate:		84.98	
Interior Floor 2	2		SOFTWOOD				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost		360,723	
AC Type	03		Full	AYB		1999	
Bedrooms	4			EYB		2006	
Full Baths	2			Dep Code		GD	
Half Baths	1			Remodel Rating			
Extra Fixtures	1			Year Remodeled			
Total Rooms	8			Dep %		8	
Bath Style	G		GOOD	Functional Obslnc			
Kitchen Style	G		GOOD	External Obslnc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond		92	
Bsmt Garage				Apprais Val		331,900	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality	4			Misc Imp Ovr		0	
Fireplaces	1			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	1,288		17.02	21,924
EFP	ENCL PORCH	0	176		25.59	4,504
FFL	1ST FLOOR	1,288	1,288		84.98	109,449
GAR	GARAGE	0	768		33.97	26,088
SFL	2ND FLOOR	1,953	1,953		84.98	165,958
UHS	UNFIN HALF STORY	0	1,288		25.47	32,801
Ttl. Gross Liv/Lease Area:		3,241	6,761	4,245		360,723

