

Property Location: 246 CANTERBURY CR

MAP ID: 19/ 18/ 42/ /

Bldg Name:

State Use: 101

Vision ID: 949

Account #975

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/01/2016 09:35

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION							
WROBLESKY BRIAN S WROBLESKY KUNICKA MONIKA 246 CANTERBURY CR EAST LONGMEADOW, MA 01028 Additional Owners:										Description	Code	Appraised Value	Assessed Value								
										RESIDENTL.	101	283,900	283,900								
										RES LAND	101	107,900	107,900								
										RESIDENTL.	101	1,300	1,300								
SUPPLEMENTAL DATA																					
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380188_2844626						Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#															
Total										393,100		393,100									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
WROBLESKY BRIAN S WHITE JAMES W, WHITE ,JAMES W &				19446/ 227 10671/ 086 0/ 0		09/14/2012 03/02/1999		U U U	I V	400,000 00 57,500 B 0			Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
													2016	101	280,900	2015	101	280,900	2014	B	275,400
													2016	101	104,400	2015	101	104,400	2014	L	108,000
													Total:		385,300	Total:		385,300	Total:		383,400
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)283,900 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)1,300 Appraised Land Value (Bldg)107,900 Special Land Value0 Total Appraised Parcel Value393,100 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value393,100									
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																					
SUB DIV #801 FY14 UPDATED REC RM TO FLA																					
MLS LISTING 71396617																					
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					
9	01/22/1999	2	DWELLING		160,000		0				10/14/2016 12/11/2015 12/05/2003 11/16/1999			317 317 274 247	2 2 3 3	MEASURED MEASURED MEAS+INSPCTD MEAS+INSPCTD					
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				28,762 SF	2.93	1.2800	8	1.0000	1.00	NG	1.00		Spec Use	Spec Calc	1.00	3.75	107,900
Total Card Land Units:				0.66		AC		Parcel Total Land Area:				0.66 AC				Total Land Value:				107,900	

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	630		
Stories	2.00		2 STORY	Int vs Ext	S		SAME

MIXED USE			
Code	Description	Percentage	
101	ONE FAM	100	

COST/MARKET VALUATION			
Adj. Base Rate:			89.37
Replace Cost			308,608
AYB			1999
EYB			2006
Dep Code			GD
Remodel Rating			
Year Remodeled			
Dep %			8
Functional Obslnc			
External Obslnc			
Cost Trend Factor			1
Condition			
% Complete			
Overall % Cond			92
Apprais Val			283,900
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
02	SHED/FR			L	240	7.48	2015	A		GD	70	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,260		17.87	22,522	
FFL	1ST FLOOR	1,260	1,260		89.37	112,611	
GAR	GARAGE	0	816		35.71	29,136	
HST	HALF STORY	408	816		44.69	36,465	
PAT	PATIO	0	192		4.65	894	
SFL	2ND FLOOR	1,197	1,197		89.37	106,981	
Ttl. Gross Liv/Lease Area:		2,865	5,541	3,453		308,608	

