

CURRENT OWNER					TOPO.			UTILITIES			STRT./ROAD			LOCATION			CURRENT ASSESSMENT															
LYNCH RYAN P LYNCH SANDRA 12 CANTERBURY CR EAST LONGMEADOW, MA 01028 Additional Owners:							1	TYPCL								Description		Code		Appraised Value		Assessed Value										
															RESIDENTL.		101		275,300		275,300											
															RES LAND		101		108,800		108,800											
															RESIDENTL.		101		16,600		16,600											
SUPPLEMENTAL DATA															VISION																	
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380085_2844219								Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																								
								Total															400,700		400,700							
RECORD OF OWNERSHIP					BK-VOL/PAGE			SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																	
LYNCH RYAN P DALTON IAN, DAVIS JOHN H + STEPHEN A, ASM & CO INC					19972/ 230			08/14/2013		Q	I	362,000		00	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value							
					13792/ 192			11/24/2003		U	V	70,000			2018	101	255,000		2017	101	247,600		2016	101	245,000							
					9348/ 266			12/27/1995		U	V	745,000		N	2018	101	108,800		2017	101	106,300		2016	101	103,200							
					0/ 0					U		0			Total:	363,800		Total:	353,900		Total:	348,200										
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															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																	
NBHD/ SUB			NBHD Name			Street Index Name			Tracing			Batch																				
0001/A									101			NG																				
NOTES																																
SUB DIV #801 YORKSHIRE DR + CANTERBURY															C																	
SUB DIV 868 PHASE 4																																
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							
201702326		08/21/2017		11	POOL			40,895		02/28/2018		100		02/28/2018		22X36 INGROUND			02/28/2018				333	15	PERMIT VISIT							
35		03/05/2007		7	REMODEL			10,000				0				FIN BMT			01/11/2008				317	14	INSPECTED							
330		12/16/2003		2	DWELLING			127,600				0				OC 6/16/2004			01/11/2008				317	15	PERMIT VISIT							
																			05/04/2006				105	16	FIELDREV CHG							
																			02/14/2006				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			S Adj Fact	Adj. Unit Price		Land Value					
1	101	ONE FAM			RA				25,732	SF	3.41	1.2400	8	1.0000	1.00	NG	1.00				Spec Use		Spec Calc		1.00	4.23	108,800					
Total Card Land Units:										0.59 AC		Parcel Total Land Area:0.59 AC										Total Land Value:										108,800

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	445		
Stories	2.00		2 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	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:		110.17	
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		FULL				
Bedrooms	4			Replace Cost	299,215		
Full Baths	2			AYB	2004		
Half Baths	1			EYB	2010		
Extra Fixtures	0			Dep Code	GD		
Total Rooms	8			Remodel Rating			
Bath Style	G		GOOD	Year Remodeled			
Kitchen Style	G		GOOD	Dep %	8		
Kitchens	1			Functional Obslnc			
Extra Kitchens	0			External Obslnc			
Frame	1		WOOD	Cost Trend Factor	1		
Basement Floor	12		CONCRETE	Condition			
Bsmt Garage				% Complete			
Units	1			Overall % Cond	92		
WS Flues				Apprais Val	275,300		
FBM Quality	3			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			

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
11	POOL I-V	OB	Outbuilding	L	792	29.00	2017	A		GD	70	16,100
02	SHED/FR			L	96	7.48	2017	A		GD	70	500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	988		22.08	21,813	
FFL	1ST FLOOR	988	988		110.17	108,845	
GAR	GARAGE	0	576		43.99	25,339	
HST	HALF STORY	288	576		55.08	31,728	
SFL	2ND FLOOR	988	988		110.17	108,845	
WDK	WOOD DECK	0	168		15.74	2,644	
Ttl. Gross Liv/Lease Area:		2,264	4,284	2,716		299,215	

