

Property Location: 48 CANTERBURY CR

Account #6462

MAP ID: 20/ 24/ 10/ /

Bldg Name:

State Use: 101

Vision ID: 6369

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/10/2018 15:26

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, MA VISION									
EMET ERIC J EMET TINA MARIA 48 CANTERBURY CR EAST LONGMEADOW, MA 01028 Additional Owners:													Description		Code						Appraised Value		Assessed Value			
													RESIDNTL.		101						296,100		296,100			
													RES LAND		101						110,600		110,600			
SUPPLEMENTAL DATA																										
					Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380158_2843685					Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																
															Total				406,700		406,700					
RECORD OF OWNERSHIP					BK-VOL/PAGE			SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
EMET ERIC J DAVIS JOHN H + STEPHEN A,					14247/ 391 0/ 0			06/09/2004		U	V	70,000 0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
															2018	101	276,600		2017	101	265,200		2016	101	262,300	
															2018	101	110,600		2017	101	108,200		2016	101	104,600	
															Total:		387,200		Total:		373,400		Total:		366,900	
EXEMPTIONS					OTHER ASSESSMENTS									This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 296,100 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 110,600 Special Land Value 0 Total Appraised Parcel Value 406,700 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 406,700												
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 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				
52		03/25/2002		2	DWELLING			131,000			0			OC 6/10/2004		03/15/2018 07/09/2004 06/30/2004 03/31/2004 01/28/2004				333 328 328 250 296	2 14 16 22 15	MEASURED INSPECTED FIELDREV CHG MAILER SENT 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				29,730 SF	3.00	1.2400	8	1.0000	1.00	NG	1.00			Spec Use	Spec Calc	1.00	3.72	110,600			
Total Card Land Units:										0.68	AC	Parcel Total Land Area:					0.68	AC	Total Land Value:					110,600		

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	B-		GOOD (-)	FBM Sqft			
Stories	1.75		1 3/4 STORIES	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	4		CARPET	Adj. Base Rate:		102.63	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A	Replace Cost		325,428	
AC Type	03		FULL	AYB		2003	
Bedrooms	4			EYB		2009	
Full Baths	2			Dep Code		GD	
Half Baths	1			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	8			Dep %		9	
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		CONCRETE	Overall % Cond		91	
Bsmt Garage				Apprais Val		296,100	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality				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	1,448		20.55	29,762
FFL	1ST FLOOR	1,448	1,448		102.63	148,603
GAR	GARAGE	0	576		40.98	23,604
HST	HALF STORY	288	576		51.31	29,556
PAT	PATIO	0	217		5.20	1,129
SFL	2ND FLOOR	904	904		102.63	92,774
Ttl. Gross Liv/Lease Area:		2,640	5,169	3,171		325,428

