

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
LYNCH RYAN P LYNCH SANDRA 12 CANTERBURY CR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	282900		282,900										
												RES LAND		101	111900		111,900										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	16600		16,600										
				SUPPLEMENTAL DATA										Total		411,400		411,400									
GIS ID F_380085_2844219				Mailed				Received NIA																			
								Field 8																			
								Field 9																			
								Field 10																			
								Assoc Pid#																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
LYNCH RYAN P DALTON IAN, DAVIS JOHN H + STEPHEN A, ASM & CO INC				19972 0230		08-14-2013		Q		I		362,000		00		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				13792 0192		11-24-2003		U		V		70,000				2019		101	275,300	2018	101	255,000	2017	101	247,600		
				9348 0266		12-27-1995		U		V		745,000		1				101	108,800		101	108,800		101	106,300		
				0000 0000				U				0						101	16,600								
				Total										Total		400700		Total		363800		Total		353900			
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int														
Total				0.00																							
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)												282,900					
0001						101		NG		Appraised Xf (B) Value (Bldg)												0					
																		Appraised Ob (B) Value (Bldg)						16,600			
																		Appraised Land Value (Bldg)						111,900			
																		Special Land Value						0			
																		Total Appraised Parcel Value						411,400			
																		Valuation Method						C			
																		Adjustment									
																		Net Total Appraised Parcel Value						411,400			
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				FIN BMT	01-11-2008			317	14	INSPECTED													
330	12-16-2003	2	DWELLING	127,600				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													
									06-30-2004			328	16	FIELDREV CHG													
									01-21-2003			296	15	PERMIT VISIT													
LAND LINE VALUATION SECTION																											
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing			Size A	Adj Unit Pric	Land Value						
1	101	ONE FAM	RA				25,732 SF	3.51	1.240	8	LAND	1.00	NG	1.00			0		1.000	4.35	111,900						
Total Card Land Units							0.591	AC	Parcel Total Land Area: 0.5907							Total Land Value							111,900				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		82.88
Interior Floor 1	3	HARDWOOD	RCN		307,460
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2004
Heat Type	1	FORCED H/A	Effective Year Built		2010
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		8
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		92
Extra Kitchens	0		RCNLD		282,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft	445		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
11	POOL I-V	OB	Outbuildi	L	792	29.00	2017	70	0.00	GD	A	1.00	16,100
02	SHED/FR			L	96	7.48	2017	70	0.00	GD	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	988		22.69	22,414
FFL	1ST FLOOR	988	988		113.20	111,845
GAR	GARAGE	0	576		45.20	26,037
HST	HALF STORY	288	576		56.60	32,603
SFL	2ND FLOOR	988	988		113.20	111,845
WDK	WOOD DECK	0	168		16.17	2,717
	Ttl Gross Liv / Lease Area	2,264	4,284	2,716		307,460

