

Property Location

232 CANTERBURY CR

Map ID

19/ 35/ 1/ /

Bldg Name

State Use

101

Vision ID

6583

Account #

6690

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/20/2019 7:51:25 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW															
GOSSELIN GARY J HEYER MATTHEW R 232 CANTERBURY CR EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed																
										RESIDNTL.	101	320100	320,100																
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	113000	113,000																
										RESIDNTL.	101	800	800																
		SUPPLEMENTAL DATA																											
		Alt Prcl ID		Received																									
		SP Permit		NIA																									
		Chapter Land		Field 8																									
		OC Dates		Field 9																									
		In+Ex FY		Field 10																									
GIS ID F_380206_2844927		Mailed		Assoc Pid#						Total		433,900	433,900																
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
GRASSETTI ANTHONY JR GISOLFI ANIELLO GOSSELIN GARY J DAVIS JOHN H + STEPHEN A, ASM + CO INC		22749	533	07-11-2019	U	I	435,000	1A			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
		22683	144	05-28-2019	Q	I	470,000	00	2019	101	304,400	2018	101	288,200	2017	101	275,700												
		14792	0595	01-28-2005	U	V	80,000	1		101	109,900		101	109,900		101	107,400												
		09348	0266	12-27-1995	U	V	745,000	1		101	800		101	800		101	800												
		0000	0000		U	0		Total	415100	Total	398900	Total	383900																
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																													
Nbhd		Nbhd Name		B		Tracing		Batch																					
0001						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 - SUB DIV 944-PHASE 7																													
Appraised BLDG. Value (Card) 320,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 800 Appraised Land Value (Bldg) 113,000 Special Land Value 0 Total Appraised Parcel Value 433,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 433,900																													
BUILDING PERMIT RECORD																													
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result	
201302005		05-29-2013		17		DECK		10,150		05-23-2014		100		05-23-2014		380SF		04-08-2015						317		14		INSPECTED	
48		03-09-2005		2		DWELLING		157,800								OC 8/15/2005		05-23-2014						317		15		PERMIT VISIT	
																		03-12-2009						317		16		FIELDREV CHG	
																		12-28-2006						311		15		PERMIT VISIT	
																		05-04-2006						105		16		FIELDREV CHG	
																		12-15-2005						311		2		MEASURED	
																		12-15-2005						311		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				27,958	SF	3.26	1.240	8	LAND	1.00	NG	1.00			0		1.000	4.04	113,000						
Total Card Land Units								0.642	AC	Parcel Total Land Area: 0.6418								Total Land Value								113,000			

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	77.06	
Interior Floor 1	3	HARDWOOD	RCN	347,923	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2005	
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	1		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	320,100	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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
02	SHED/FR			L	160	7.48	2013	70	0.00	GD	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,460		20.37	29,740	
CFL	CATHEDRAL CE	512	512		104.83	53,675	
FFL	1ST FLOOR	948	948		101.85	96,555	
GAR	GARAGE	0	576		40.67	23,426	
SFL	2ND FLOOR	928	928		101.85	94,518	
TQS	3/4 STORY	432	576		76.39	44,000	
WDK	WOOD DECK	0	421		14.27	6,009	
Ttl Gross Liv / Lease Area		2,820	5,421	3,416		347,923	

