

Property Location

246 CANTERBURY CR

Map ID

19/ 18/ 42/ /

Bldg Name

State Use

101

Vision ID

949

Account #

975

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 11:06:52

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW									
WROBLESKY BRIAN S WROBLESKY KUNICKA MONIKA 246 CANTERBURY CR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed										
						RESIDNTL.	101	318400	318,400										
						RES LAND	101	113300	113,300										
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	1500	1,500										
		SUPPLEMENTAL DATA				Total		433,200	433,200										
GIS ID F_380188_2844626		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY 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)											
WROBLESKY BRIAN S WHITE JAMES W, WHITE ,JAMES W &		19446	0227	09-14-2012	U	I	400,000	00	Year	Code	Assessed	Year	Code	Assessed					
		10671	0086	03-02-1999	U	V	57,500	1B	2019	101	309,800	2018	101	295,800	2017	101	283,900		
		0000	0000		U		0			101	110,200		101	110,200		101	107,900		
										101	1,500		101	1,500		101	1,300		
		Total						Total		421500	Total		407500	Total		393100			
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)				318,400					
0001						101		NG		Appraised Xf (B) Value (Bldg)				0					
										Appraised Ob (B) Value (Bldg)				1,500					
										Appraised Land Value (Bldg)				113,300					
										Special Land Value				0					
										Total Appraised Parcel Value				433,200					
										Valuation Method				C					
										Adjustment									
										Net Total Appraised Parcel Value				433,200					
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					10-14-2016			317	2	MEASURED					
									12-11-2015			317	2	MEASURED					
									12-05-2003			274	3	MEAS+INSPCTD					
									11-16-1999			247	3	MEAS+INSPCTD					
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				28,762 SF	3.18	1.240	8	LAND	1.00	NG	1.00		0	1.000	3.94	113,300
Total Card Land Units							0.660	AC	Parcel Total Land Area:				0.6603	Total Land Value					113,300

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	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	76.40	
Interior Floor 2	3	HARDWOOD	RCN	357,754	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1999	
AC Type	03	FULL	Effective Year Built	2007	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	11	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	89	
Extra Kitchen St			RCNLD	318,400	
FBM Sqft	630		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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	288	7.48	2015	70	0.00	GD	A	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,260		20.70	26,086	
FFL	1ST FLOOR	1,260	1,260		103.52	130,431	
GAR	GARAGE	0	816		41.36	33,746	
HST	HALF STORY	408	816		51.76	42,235	
PAT	PATIO	0	256		5.26	1,346	
SFL	2ND FLOOR	1,197	1,197		103.52	123,910	
Ttl Gross Liv / Lease Area		2,865	5,605	3,456		357,754	

