

Property Location

93 CANTERBURY CR

Map ID

30/ 30/ 21/ /

Bldg Name

State Use

101

Vision ID

6359

Account #

6452

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 11:44:58

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
MANNING STEPHEN F MANNING KATHLEEN A 93 CANTERBURY CR EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed											
										RESIDNTL.	101	323600	323,600											
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	126100	126,100											
										RESIDNTL.	101	1700	1,700											
		SUPPLEMENTAL DATA								Total				451,400	451,400									
GIS ID		F_380584_2844264		Mailed		Assoc Pid#																		
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
MANNING STEPHEN F DAVIS JOHN H + STEPHEN A, ASM & CO INC		13315		0057		06-25-2003		U		V		70,000		1P		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		9348		0266		12-27-1995		U		V		745,000		1		2020	101	309,600	2019	101	300,800	2018	101	284,200
		0000		0000				U				0				101	126,100	101	122,600	101	122,600			
																101	1,700	101	1,700	101	1,700			
		Total												Total		437400	Total		425100	Total		408500		
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)								323,600						
0001						101		NV		Appraised Xf (B) Value (Bldg)								0						
										Appraised Ob (B) Value (Bldg)								1,700						
										Appraised Land Value (Bldg)								126,100						
										Special Land Value								0						
										Total Appraised Parcel Value								451,400						
										Valuation Method								C						
										Adjustment														
										Net Total Appraised Parcel Value								451,400						
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										
176	07-01-2003	2	DWELLING	164,400				OC 11/21/2003	07-25-2014	01		317	3	MEAS+INSPCTD										
									12-17-2010			317	15	PERMIT VISIT										
									05-04-2006			105	16	FIELDREV CHG										
									02-14-2006			250	22	MAILER SENT										
									03-31-2004			250	22	MAILER SENT										
									01-21-2004			296	2	MEASURED										
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				25,022 SF	3.6	1.400	9	LAND	1.00	NV	1.00		0		1.000	5.04	126,100				
							Total Card Land Units	0.574	AC	Parcel Total Land Area: 0.5744											Total Land Value	126,100		

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	82.24	
Interior Floor 2	3	HARDWOOD	RCN	359,549	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2003	
AC Type	03	FULL	Effective Year Built	2008	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	10	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	90	
Extra Kitchen St			RCNLD	323,600	
FBM Sqft			Dep % Ovr		
FBM Quality			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
19	PATIO			L	420	5.75	2007	70	0.00	GD	A	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,232		21.11	26,007	
FFL	1ST FLOOR	1,232	1,232		105.72	130,245	
GAR	GARAGE	0	768		42.26	32,456	
HST	HALF STORY	384	768		52.86	40,596	
SFL	2ND FLOOR	1,232	1,232		105.72	130,245	
Ttl Gross Liv / Lease Area		2,848	5,232	3,401		359,549	

