

Property Location

12 CANTERBURY CR

Map ID

19/ 26/ 2/ /

Bldg Name

State Use

101

Vision ID

6361

Account #

6454

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 11:45:15

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW							
LYNCH RYAN P LYNCH SANDRA 12 CANTERBURY CR EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed								
										RESIDNTL.	101	291600	291,600								
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	111900	111,900								
										RESIDNTL.	101	20600	20,600								
		SUPPLEMENTAL DATA								Total				424,100	424,100						
GIS ID F_380085_2844219		Mailed		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY		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		I		362,000		00		Year	Code	Assessed	Year	Code	Assessed		
		13792 0192		11-24-2003		U V		V		70,000				2020	101	282,900	2019	101	275,300		
		9348 0266		12-27-1995		U V		V		745,000		1			101	111,900		101	108,800		
		0000 0000				U				0					101	16,600		101	16,600		
														Total	411400	Total	400700	Total	363800		
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)						291,600					
0001						101		NG		Appraised Xf (B) Value (Bldg)						0					
														Appraised Ob (B) Value (Bldg)						20,600	
														Appraised Land Value (Bldg)						111,900	
														Special Land Value						0	
														Total Appraised Parcel Value						424,100	
														Valuation Method						C	
														Adjustment							
														Net Total Appraised Parcel Value						424,100	
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	
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	3	HARDWOOD	Adj Base Rate	88.17	
Interior Floor 2	4	CARPET	RCN	323,983	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2004	
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	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	90	
Extra Kitchen St			RCNLD	291,600	
FBM Sqft	445		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
11	POOL I-V	OB	Outbuildi	L	792	29.00	2017	70	0.00	GD	G	1.25	20,100
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		23.91	23,619	
FFL	1ST FLOOR	988	988		119.29	117,855	
GAR	GARAGE	0	576		47.63	27,436	
HST	HALF STORY	288	576		59.64	34,355	
SFL	2ND FLOOR	988	988		119.29	117,855	
WDK	WOOD DECK	0	168		17.04	2,863	
Ttl Gross Liv / Lease Area		2,264	4,284	2,716		323,983	

