

Property Location

48 CANTERBURY CR

Map ID

20/ 24/ 10/ /

Bldg Name

State Use

101

Vision ID

6369

Account #

6462

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 11:46:22

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW					
EMET ERIC J EMET TINA MARIA 48 CANTERBURY CR EAST LONGMEADOW MA 01028 GIS ID F_380158_2843685		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code				Appraised		Assessed	
										RESIDNTL.		101				318,000		318,000	
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101				113,900		113,900	
		SUPPLEMENTAL DATA																	
		Alt Prcl ID		Received															
		SP Permit		NIA															
		Chapter Land		Field 8															
		OC Dates		Field 9															
		In+Ex FY		Field 10															
		Mailed		Assoc Pid#															
										Total		431,900		431,900					

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
EMET ERIC J DAVIS JOHN H + STEPHEN A,		14247 0000		0391 0000		06-09-2004		U U		V V		70,000 0		Year		Code		Assessed		Year		Code		Assessed	
														2020		101 101		304,600 113,900		2019		101 101		296,100 110,600	
														Total		418500		Total		406700		Total		387200	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	YEAR	Amount												
Total			0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 318,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 113,900 Special Land Value 0 Total Appraised Parcel Value 431,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 431,900												
Nbhd	Nbhd Name	B	Tracing													Batch
0001			101													NG

NOTES															
SUB DIV 868 PHASE 4															

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									
52	03-25-2002	2	DWELLING	131,000				OC 6/10/2004	03-15-2018			333	2	MEASURED									
									07-09-2004			328	14	INSPECTED									
									06-30-2004			328	16	FIELDREV CHG									
									03-31-2004			250	22	MAILER SENT									
									01-28-2004			296	15	PERMIT VISIT									
									12-05-2003			274	2	MEASURED									
									01-14-2003			274	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				29,730 SF	3.09	1.240	8	LAND	1.00	NG	1.00			0		1.000	3.83	113,900		
Total Card Land Units							0.683	AC	Parcel Total Land Area: 0.6825							Total Land Value							113,900

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	1.75	1 3/4 STORIES	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	84.84	
Interior Floor 2	3	HARDWOOD	RCN	353,289	
Heat Fuel	1	OIL	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	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	318,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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

BUILDING SUB-AREA SUMMARY SECTION												
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value						
BMT	BASEMENT	0	1,448		22.31	32,310						
FFL	1ST FLOOR	1,448	1,448		111.41	161,325						
GAR	GARAGE	0	576		44.49	25,625						
HST	HALF STORY	288	576		55.71	32,087						
PAT	PATIO	0	217		5.65	1,226						
SFL	2ND FLOOR	904	904		111.41	100,717						
Ttl Gross Liv / Lease Area		2,640	5,169	3,171			353,289					

