

Property Location

72 CANTERBURY CR

Map ID

20/ 22/ 16/ /

Bldg Name

State Use

101

Vision ID

6375

Account #

6468

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 11:47:21

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW								
EDWARDS RICHARD F JR EDWARDS ANGELA M 72 CANTERBURY CR EAST LONGMEADOW MA 01028 GIS ID F_380271_2843946		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed									
										RESIDNTL.	101	377000	377,000									
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	126300	126,300									
										RESIDNTL.	101	1700	1,700									
		SUPPLEMENTAL DATA								Total				505,000	505,000							
		Alt Prcl ID		Received																		
		SP Permit		HO:HO		NIA																
		Chapter Land				Field 8																
		OC Dates				Field 9																
		In+Ex FY				Field 10																
		Mailed				Assoc Pid#																
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
EDWARDS RICHARD F JR PRASAD,RAJEEV DAVIS JOHN H + STEPHEN A, ASM & CO INC		16575 0267		03-13-2007		U I				541,125		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		13890 0155		01-08-2004		U V				70,000				2020	101	366,200	2019	101	356,600	2018	101	344,200
		9348 0266		12-27-1995		U V				745,000					101	126,300		101	122,700		101	122,700
		0000 0000				U				0					101	1,700		101	1,700		101	1,700
														Total		494200	Total		481000	Total		468600
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		NV														
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							
137	05-29-2007	17	DECK	9,500				OC 6/26/2007		03-15-2018			333	11	ENTRY DENIED							
50	03-01-2006	7	REMODEL	35,000				OC 6/7/2006 (FIN B		02-04-2008			317	15	PERMIT VISIT							
22	02-24-2004	2	DWELLING	169,800				OC 7/9/2004		01-11-2007			311	15	PERMIT VISIT							
										01-06-2007			250	22	MAILER SENT							
										12-28-2006			311	15	PERMIT VISIT							
										05-04-2006			105	16	FIELDREV CHG							
										09-13-2004			311	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				25,100 SF	3.59	1.400	9	LAND	1.00	NV	1.00			0		1.000	5.03	126,300	
Total Card Land Units							0.576 AC	Parcel Total Land Area: 0.5762							Total Land Value							126,300

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	8	BRICK VENR	101	ONE FAM	Percentage
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		78.44
Interior Floor 2	3	HARDWOOD	RCN		418,929
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	2		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		377,000
FBM Sqft	1130		Dep % Ovr		
FBM Quality	4		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
19	PATIO			L	420	5.75	2005	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	1,506		23.04	34,699	
FFL	1ST FLOOR	1,506	1,506		115.28	173,612	
GAR	GARAGE	0	768		46.08	35,391	
HST	HALF STORY	384	768		57.64	44,268	
OPF	OPEN PORCH	0	21		10.98	231	
SFL	2ND FLOOR	1,068	1,068		115.28	123,119	
WDK	WOOD DECK	0	470		16.19	7,609	
Ttl Gross Liv / Lease Area		2,958	6,107	3,634		418,929	

