

Property Location

83 CANTERBURY CR

Map ID

20/ 19/ 1/

Bldg Name

State Use

101

Vision ID

6378

Account #

6471

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 11:47:48

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
PELLETIER JEAN MARC PELLETIER ANNE HEYN 83 CANTERBURY CR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	323200	323,200												
						RES LAND	101	129700	129,700												
						RESIDNTL.	101	500	500												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
GIS ID F_380539_2844100						Total 453,400 453,400															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
PELLETIER JEAN MARC DAVIS JOHN H + STEPHEN A, ASM & CO INC		13520	0282	08-25-2003	U	V	70,000	1P	Year	Code	Assessed	Year	Code	Assessed							
		9348	0266	12-27-1995	U	V	745,000	1	2020	101	309,700	2019	101	301,100							
		0000	0000		U		0		101	129,700		101	126,200								
									101	500		101	500								
		Total						Total 439900		Total 427800		Total 404600									
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 Appraised BLDG. Value (Card) 323,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 129,700 Special Land Value 0 Total Appraised Parcel Value 453,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 453,400											
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							
226	09-08-2003	2	DWELLING	154,400				OC 2/3/2004	03-15-2018			333	3	MEAS+INSPCTD							
									07-11-2008			317	14	INSPECTED							
									06-03-2008			250	22	MAILER SENT							
									12-28-2006			311	15	PERMIT VISIT							
									02-14-2006			250	22	MAILER SENT							
									12-19-2005			311	2	MEASURED							
									12-23-2004			311	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				31,938 SF	2.9	1.400	9	LAND	1.00	NV	1.00			0		1.000	4.06	129,700
Total Card Land Units							0.733	AC	Parcel Total Land Area: 0.7332				Total Land Value 129,700								

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	84.57	
Interior Floor 2	4	CARPET	RCN	359,079	
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	2		Depreciation %	10	
Total Rooms	9		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	323,200	
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
02	SHED/FR			L	120	7.48	2010	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,440		22.35	32,186	
CFL	CATHEDRAL CE	488	488		115.19	56,214	
FFL	1ST FLOOR	952	952		111.76	106,394	
GAR	GARAGE	0	528		44.66	23,581	
HST	HALF STORY	264	528		55.88	29,504	
PAT	PATIO	0	861		5.58	4,806	
SFL	2ND FLOOR	952	952		111.76	106,394	
Ttl Gross Liv / Lease Area		2,656	5,749	3,213		359,079	

