

Property Location

202 CANTERBURY CR

Map ID

19/ 39/ 5/ /

Bldg Name

State Use

101

Vision ID

6587

Account #

6694

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 12:18:29

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
TASCON MARIO J GALLAGHER CHRISTINA M 202 CANTERBURY CR EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code				Appraised		Assessed									
										RESIDNTL.		101				301900		301,900									
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101				111900		111,900									
		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_380034_2845499										Total		413,800		413,800													
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
TASCON MARIO J GNANAPRAKASAM PANDIARAJAN DAVIS JOHN H + STEPHEN A, ASM + CO INC		23134		592		03-19-2020		Q		I		392,500		00		Year		Code		Assessed		Year		Code		Assessed	
		15191		0061		07-21-2005		U		V		80,000		1		2020		101		289,100		2019		101		281,000	
		09348		0266		12-27-1995		U		V		745,000		1				101		111,900		2018		101		108,600	
		0000		0000				U				0															
																Total		401000		Total		389600		Total		362300	
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)								301,900									
0001						101		NG		Appraised Xf (B) Value (Bldg)								0									
										Appraised Ob (B) Value (Bldg)								0									
										Appraised Land Value (Bldg)								111,900									
										Special Land Value								0									
										Total Appraised Parcel Value								413,800									
										Valuation Method								C									
										Adjustment																	
										Net Total Appraised Parcel Value								413,800									
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													
101	05-01-2005	2	DWELLING	132,800				OC 12/8/2005	03-15-2018			333	3	MEAS+INSPCTD													
									07-10-2009			375	3	MEAS+INSPCTD													
									12-28-2006			311	15	PERMIT VISIT													
									12-15-2005			311	15	PERMIT VISIT													
									12-15-2005			311	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				25,249 SF	3.57	1.240	8	LAND	1.00	NG	1.00		0		1.000	4.43	111,900							
Total Card Land Units							0.580	AC	Parcel Total Land Area:				0.5796	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	86.35	
Interior Floor 2	4	CARPET	RCN	331,776	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2005	
AC Type	03	FULL	Effective Year Built	2009	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	9	
Total Rooms	6		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	91	
Extra Kitchen St			RCNLD	301,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,040		22.49	23,393	
FFL	1ST FLOOR	1,040	1,040		112.47	116,965	
GAR	GARAGE	0	576		44.91	25,867	
SFL	2ND FLOOR	1,040	1,040		112.47	116,965	
TQS	3/4 STORY	432	576		84.35	48,585	
Ttl Gross Liv / Lease Area		2,512	4,272	2,950		331,776	

