

Property Location

191 CANTERBURY CR

Map ID

19/ 44/ 11/ /

Bldg Name

State Use

101

Vision ID

6592

Account #

6699

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 12:19:15

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW																													
M+G PROPERTY GROUP LLC 32 CHESTNUT ST LUDLOW MA 01056 GIS ID F_379711 2845691		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code				Appraised		Assessed																									
										RESIDNTL.		101				367,300		367,300																									
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101				112,100		112,100																									
		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#																																	
										Total		479,400		479,400																													
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																													
M+G PROPERTY GROUP LLC HEALY THOMAS F DAVIS JOHN H + STEPHEN A DAVIS TR ASM + CO INC		22404		0418		10-16-2018		U		V		100,000		1P		Year		Code		Assessed		Year		Code		Assessed																	
		21836		0227		08-30-2017		U		V		75,000		1		2020		101		175,500		2019		130		108,800																	
		09348		0266		12-27-1995		U		V		745,000		1				101		112,100				2018		130		108,800															
		0000		0000				U				0																															
																Total		287600		Total		108800		Total		108800																	
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						130		NG																																			
NOTES																																											
SUB DIV 944-PHASE 7 APPEARS COMPLETE-VERIFY AT OC																																											
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															
201803345		12-18-2018		2		DWELLING		280,000		07-03-2020		100		07-03-2020		2704 SF W/576 SF		07-03-2020 06-27-2019 05-29-2019						334 400 334		15 15 15		PERMIT VISIT PERMIT VISIT 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								25,897 SF		3.49		1.240		8		LAND		1.00		NG		1.00				0		1.000		4.33		112,100					
Total Card Land Units																		0.595		AC		Parcel Total Land Area:		0.5945		Total Land Value																112,100	

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	85.05	
Interior Floor 2	4	CARPET	RCN	371,020	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2019	
AC Type	03	FULL	Effective Year Built	2017	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures			Depreciation %	1	
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			Overall % Condition	99	
Extra Kitchen St			RCNLD	367,300	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac			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	1,248		23.68	29,559	
CFL	CATHEDRAL CE	288	288		121.93	35,116	
FFL	1ST FLOOR	960	960		118.23	113,505	
GAR	GARAGE	0	576		47.21	27,194	
OPF	OPEN PORCH	0	24		9.85	236	
PAT	PATIO	0	144		5.75	828	
SFL	2ND FLOOR	960	960		118.23	113,505	
TQS	3/4 STORY	432	576		88.68	51,077	
Ttl Gross Liv / Lease Area		2,640	4,776	3,138		371,020	

