

Property Location

203 CANTERBURY CR

Map ID

19/ 46/ 13/ /

Bldg Name

State Use

101

Vision ID

6594

Account #

6701

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 12:19:35

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
CABEZA EDGAR J RANGEL ANA T 203 CANTEBURY CR EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed											
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	321400	321,400												
	DRAINAGE		VIEW	COMMUNITY	RES LAND	101	114100	114,100												
	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#															
GIS ID F_379784_2845409						Total		435,500	435,500											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
CABEZA EDGAR J DAN ROULIER & ASSOCIATES INC, DAVIS JOHN H + STEPHEN A, ASM + CO INC	16830	0369	07-26-2007	U	I	424,000	1B 1	Year	Code	Assessed	Year	Code	Assessed							
	16830	0364	07-25-2007	U	I	85,000		2020	101	308,900	2019	101	300,900							
	09348	0266	12-27-1995	U	V	745,000			101	114,100	2018	101	282,700							
	0000	0000		U		0						101	110,500							
								Total		423000	Total		411400	Total		393200				
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)							321,400			
0001						101		NG		Appraised Xf (B) Value (Bldg)							0			
NOTES SUB DIV 944-PHASE 7 OPEN BP=201901757 RECK 6/21 OR UPON OC										Appraised Ob (B) Value (Bldg)							0			
										Appraised Land Value (Bldg)							114,100			
										Special Land Value							0			
										Total Appraised Parcel Value							435,500			
										Valuation Method							C			
										Adjustment										
										Net Total Appraised Parcel Value							435,500			
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						
201901757	05-10-2019	62	SOLAR	35,000	05-22-2020	0			05-22-2020			400	15	PERMIT VISIT						
201501779	05-29-2015	7	REMODEL	8,500	04-29-2016	100	04-29-2016	FINISH BMT	05-06-2016			317	15	PERMIT VISIT						
340	10-01-2006	2	DWELLING	132,900				OC 7/24/2007	04-29-2016			317	15	PERMIT VISIT						
									02-15-2008			317	14	INSPECTED						
									02-04-2008			317	15	PERMIT VISIT						
									02-01-2008			317	15	PERMIT VISIT						
									01-14-2008			250	22	MAILER SENT						
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				29,547 SF	3.11	1.240	8	LAND	1.00	NG	1.00		0		1.000	3.86	114,100
Total Card Land Units							0.678	AC	Parcel Total Land Area: 0.6783				Total Land Value							114,100

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	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	87.07	
Interior Floor 1	3	HARDWOOD	RCN	349,315	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2006	
Heat Type	1	FORCED H/A	Effective Year Built	2010	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %	8	
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	92	
Extra Kitchens	0		RCNLD	321,400	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	988		Dep Ovr Comment		
FBM Quality	4		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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		24.48	25,458	
EPF	ENCL PORCH	0	144		36.55	5,263	
FFL	1ST FLOOR	1,040	1,040		122.39	127,291	
GAR	GARAGE	0	576		48.87	28,151	
HST	HALF STORY	288	576		61.20	35,250	
OPF	OPEN PORCH	0	48		12.75	612	
SFL	2ND FLOOR	1,040	1,040		122.39	127,291	
Ttl Gross Liv / Lease Area		2,368	4,464	2,854		349,315	

