

Property Location 160 CANTERBURY CR		Map ID 19/ 53/ 12/ /		Bldg Name		State Use 101	
Vision ID 6713		Account # 6830		Bldg # 1		Print Date 11-04-2020 12:36:56	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
SHENOY MANOHAR SHENOY ASHA 160 CANTERBURY CR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	419000	419,000														
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	126300	126,300														
		SUPPLEMENTAL DATA																					
		Alt Prcl ID SP Permit Chapter Land OC Dates 3/12/2014 In+Ex FY Mailed			Received NIA Field 8 Field 9 Field 10 Assoc Pid#			Total		545,300	545,300												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
SHENOY MANOHAR DAN ROULIER + ASSOCIATES INC DAVIS JOHN + STEPHEN A DAVIS TR ASM + CO INC		20229 0499	03-26-2014	U	I	532,000	1	Year	Code	Assessed	Year	Code	Assessed										
		20222 0117	03-18-2014	U	V	97,500	1B	2020	101	402,500	2019	101	392,100										
		09348 0266	12-27-1995	U	V	745,000	1		101	126,300	2018	101	376,000										
		0000 0000		U		0					2017	101	122,700										
								Total		528800	Total		514800										
								Total		498700													
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)													
0001						101		NV		Appraised Xf (B) Value (Bldg)													
										Appraised Ob (B) Value (Bldg)													
										Appraised Land Value (Bldg)													
										Special Land Value													
										Total Appraised Parcel Value													
										Valuation Method													
										Adjustment													
										Net Total Appraised Parcel Value													
										545,300													
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									
201300805	03-28-2013	2	DWELLING	300,000	03-12-2014	100	03-12-2014	OC 3/12/2014 8	06-12-2015 03-12-2014 05-24-2013	01		317 400 105	16 25 2	FIELDREV CHG OC VISIT 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				25,101 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			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	80.95	
Interior Floor 2	4	CARPET	RCN	436,426	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2013	
AC Type	03	FULL	Effective Year Built	2014	
Bedrooms	4		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	4	
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	96	
Extra Kitchen St			RCNLD	419,000	
FBM Sqft	1072		Dep % Ovr		
FBM Quality	4		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,480		25.12	37,175	
CFL	CATHEDRAL CE	480	480		129.25	62,042	
FFL	1ST FLOOR	1,000	1,000		125.59	125,590	
GAR	GARAGE	0	728		50.20	36,547	
HST	HALF STORY	364	728		62.80	45,715	
OPF	OPEN PORCH	0	32		11.77	377	
SFL	2ND FLOOR	1,000	1,000		125.59	125,590	
WDK	WOOD DECK	0	192		17.66	3,391	
Ttl Gross Liv / Lease Area		2,844	5,640	3,475		436,426	

