

Property Location 140 CANTERBURY CR		Map ID 19/ 56/ 15/ /		Bldg Name		State Use 101	
Vision ID 6716		Account # 6833		Bldg # 1		Print Date 11-04-2020 12:37:24	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
FORBES BRYAN C FORBES CARLA 140 CANTERBURY CR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDENTL.	101	345300	345,300		
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	127000	127,000		
		SUPPLEMENTAL DATA					Total				
Alt Prcl ID SP Permit Chapter Land OC Dates 11/7/2016 In+Ex FY Mailed					Received NIA Field 8 Field 9 Field 10 Assoc Pid#					472,300	
GIS ID F_380350_2845279								472,300		472,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
FORBES BRYAN C DAN ROULIER + ASSOCIATES INC DAVIS JOHN + STEPHEN A DAVIS TR ASM + CO INC		21599	0167	03-13-2017	Q	I	525,000	00	Year	Code	Assessed	Year	Code	Assessed	
		21305	0430	08-11-2016	U	V	105,000	1B	2020	101	330,900	2019	101	321,900	
		09348	0266	12-27-1995	U	V	745,000	1		101	127,000	2018	101	297,900	
		0000	0000		U		0					2018	101	123,300	
								Total		457900	Total		445200	Total	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Code	Description	Amount	Code	Description	YEAR	Amount				
Total			0.00								

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			130
Batch			
NV			

NOTES			
SUB DIV 1029-PHASE XI-FY2009			

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
201602135	07-13-2016	2	DWELLING	284,075	01-11-2017	100	11-07-2016	OC 11/7/2016 RAN	01-13-2017 01-11-2017			119 400	2 25	MEASURED OC 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				26,347 SF	3.44	1.400	9	LAND	1.00	NV	1.00			0		1.000	4.82	127,000
Total Card Land Units							0.605	AC	Parcel Total Land Area: 0.6048							Total Land Value					127,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	1.00	
Stories	1		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	88.30	
Interior Floor 2	4	CARPET	RCN	352,376	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2016	
AC Type	03	FULL	Effective Year Built	2016	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	2	
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			Overall % Condition	98	
Extra Kitchen St			RCNLD	345,300	
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	2,001		26.09	52,204	
FFL	1ST FLOOR	2,001	2,001		130.51	261,150	
GAR	GARAGE	0	672		52.24	35,107	
OPF	OPEN PORCH	0	32		12.24	392	
WDK	WOOD DECK	0	192		18.35	3,524	
Ttl Gross Liv / Lease Area		2,001	4,898	2,700		352,376	

