

Property Location 153 CANTERBURY CR		Map ID 30/ 46/ 7/ 1		Bldg Name		State Use 101	
Vision ID 6723		Account # 6840		Bldg # 1		Print Date 11-04-2020 12:38:36	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
NGUYEN ANTHONY H LE STEPHANIE B 153 CANTERURY CR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	371600	371,600		
						RES LAND	101	126800	126,800		
						RESIDNTL.	101	500	500		
		DRAINAGE		VIEW	COMMUNITY						
		SUPPLEMENTAL DATA									
		Alt Prcl ID SP Permit Chapter Land OC Dates 4/7/2010 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#					
GIS ID F_380551_2845596						Total 498,900 498,900					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
NGUYEN ANTHONY H ROULIER,DAN & DAVIS JOHN + STEPHEN A, ASM + CO INC		18326	0363	06-08-2010	U	I	468,000	1B 1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		18326	0354	06-08-2010	U	V	97,500		2020	101	355,900	2019	101	346,100	2018	101	331,000
		09348	0266	12-27-1995	U	V	745,000			101	126,800		101	123,100		101	123,100
		0000	0000		U		0			101	500		101	500			
									Total 483200		Total 469700		Total 454100				

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			101
Batch NV			

NOTES			
SUB DIV 1029 PHASE			

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
29	02-01-2010	2	DWELLING	350,000				OC 4/7/2010 82` X	03-15-2018 04-08-2010			333 400	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				26,420 SF	3.43	1.400	9	LAND	1.00	NV	1.00			0		1.000	4.8	126,800	
Total Card Land Units							0.607	AC	Parcel Total Land Area: 0.6065							Total Land Value 126,800						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	0	
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	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	80.45	
Interior Floor 1	3	HARDWOOD	RCN	395,302	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2010	
Heat Type	3	FORCED H/W	Effective Year Built	2012	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	6	
Extra Fixtures	3		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	94	
Extra Kitchens	0		RCNLD	371,600	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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
02	SHED/FR			L	120	7.48	2010	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,468		22.59	33,167	
CFL	CATHEDRAL CE	120	120		116.57	13,989	
FFL	1ST FLOOR	1,348	1,348		112.81	152,074	
GAR	GARAGE	0	768		45.10	34,634	
HST	HALF STORY	384	768		56.41	43,321	
OPF	OPEN PORCH	0	32		10.58	338	
PAT	PATIO	0	312		5.79	1,805	
SFL	2ND FLOOR	1,028	1,028		112.81	115,973	
Ttl Gross Liv / Lease Area		2,880	5,844	3,504		395,302	

