

Property Location

12 CANTERBURY CR

Map ID

19/ 26/ 2/ /

Bldg Name

State Use

101

Vision ID

6361

Account #

6454

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 11:38:30

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
LYNCH RYAN P LYNCH SANDRA 12 CANTERBURY CR EAST LONGMEADOW MA 01028 GIS ID F_380085_2844219		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed												
										RESIDNTL.	101	337000	337,000												
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	134100	134,100												
										RESIDNTL.	101	22600	22,600												
										Total				493,700		493,700									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
LYNCH RYAN P DALTON IAN, DAVIS JOHN H + STEPHEN A, ASM & CO INC		19972 0230		08-14-2013		Q I		I		362,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		13792 0192		11-24-2003		U V		V		70,000				2022	101	304,000	2021	101	291,600	2020	101	282,900			
		09348 0266		12-27-1995		U V		V		745,000		1			101	120,900		101	111,900		101	111,900			
		00000 0000						U		0					101	20,600		101	20,600		101	16,600			
														Total		445,500		Total		424,100		Total		411,400	
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		Tracing		Batch												Appraised BLDG. Value (Card)		337,000					
0001				101		NG												Appraised Xf (B) Value (Bldg)		0					
NOTES SUB DIV #801 YORKSHIRE DR + CANTERBURY SUB DIV 868 PHASE 4																		Appraised Ob (B) Value (Bldg)		22,600					
																		Appraised Land Value (Bldg)		134,100					
																		Special Land Value		0					
																		Total Appraised Parcel Value		493,700					
																		Valuation Method		C					
																		Adjustment							
																		Net Total Appraised Parcel Value		493,700					
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											
202103235	11-16-2021	91	INSULATION	3,889		0			02-28-2018			333	15	PERMIT VISIT											
201702326	08-21-2017	11	POOL	40,895	02-28-2018	100	02-28-2018	22X36 INGROUND	01-11-2008			317	14	INSPECTED											
35	03-05-2007	7	REMODEL	10,000				FIN BMT	01-11-2008			317	15	PERMIT VISIT											
330	12-16-2003	2	DWELLING	127,600				OC 6/16/2004	05-04-2006			105	16	FIELDREV CHG											
									02-14-2006			250	22	MAILER SENT											
									06-30-2004			328	16	FIELDREV CHG											
									01-21-2003			296	15	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				25,732 SF	4.17	1.250	8	LAND	1.00	NG	1.00		0		1.000	5.21	134,100					
							Total Card Land Units		0.59		AC		Parcel Total Land Area:		0.59		Total Land Value				134,100				

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	103.95	
Interior Floor 2	4	CARPET	RCN	374,466	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2004	
AC Type	03	FULL	Effective Year Built	2011	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	10	
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	90	
Extra Kitchen St			RCNLD	337,000	
FBM Sqft	445		Dep % Ovr		
FBM Quality	3		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
11	POOL I-V	OB	Outbuildi	L	792	29.00	2017	70	0.00	GD	G	1.25	20,100
02	SHED/FR			L	96	7.48	2017	70	0.00	GD	A	1.00	500
19	PATIO			L	500	5.75	2017	70	0.00	GD	A	1.00	2,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	988		27.53	27,199	
FFL	1ST FLOOR	988	988		137.37	135,720	
GAR	GARAGE	0	576		54.85	31,595	
HST	HALF STORY	288	576		68.68	39,562	
SFL	2ND FLOOR	988	988		137.37	135,720	
WDK	WOOD DECK	0	168		27.80	4,671	
Ttl Gross Liv / Lease Area		2,264	4,284			374,466	

