

Property Location

39 CANTERBURY CR

Map ID

20/ 13/ 9/ /

Bldg Name

State Use

101

Vision ID

6368

Account #

6461

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 11:39:27

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
COUTINHO ERIC LAPPIN COUTINHO MOIRA L 39 CANTERBURY CR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	396600	396,600												
						RES LAND	101	142200	142,200												
						RESIDNTL.	101	24100	24,100												
		DRAINAGE		VIEW	COMMUNITY																
		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_379860_2843641						Total		562,900	562,900												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
COUTINHO ERIC SINGH ROHIT BURDICK RICK J, DAVIS JOHN H + STEPHEN A, ASM & CO INC		22309	0488	08-10-2018	Q	I	435,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		19283	0272	05-31-2012	U	I	427,250	00	2022	101	357,500	2021	101	342,900	2020	101	329,000				
		13130	0405	04-23-2003	U	V	57,500	1B		101	128,200		101	118,600		101	118,600				
		09348	0266	12-27-1995	U	V	745,000	1		101	20,100		101	20,100							
		00000	0000		U	0			Total		505,800	Total		481,600	Total		447,600				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount										Comm Int				
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 396,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 24,100 Appraised Land Value (Bldg) 142,200 Special Land Value 0 Total Appraised Parcel Value 562,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 562,900												
Total			1,200.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		NG															
NOTES																					
SUB DIV 868 PHASE 4																					
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							
202001347	04-24-2020	11	POOL	71,256	07-03-2020	100	07-03-2020	18X44 INGROUND	07-03-2020			334	15	PERMIT VISIT							
201302038	05-28-2013	7	REMODEL	7,850	05-30-2014	100	05-30-2014	FIN BMT 400 SQ FT	05-30-2014			317	15	PERMIT VISIT							
240	08-04-2008	1	PORCH	7,750		0		12' X 14' SCREENE	01-09-2009			317	15	PERMIT VISIT							
103	05-14-2003	2	DWELLING	167,000				OC 9/18/2003	05-04-2006			105	16	FIELDREV CHG							
									02-04-2004			311	14	INSPECTED							
									01-21-2004			296	2	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				40,000 SF	2.84	1.250	8	LAND	1.00	NG	1.00			0		1.000	3.55	142,000
1	101	ONE FAM	RA				0.030 AC	7,000.00	1.000	0		1.00	NG	1.00			0		1.000	7,000	200
Total Card Land Units							0.95 AC	Parcel Total Land Area: 0.95							Total Land Value					142,200	

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	4	CARPET	Adj Base Rate	94.60	
Interior Floor 2	3	HARDWOOD	RCN	440,681	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2003	
AC Type	03	FULL	Effective Year Built	2011	
Bedrooms	5		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	10	
Total Rooms	9		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	90	
Extra Kitchen St			RCNLD	396,600	
FBM Sqft	400		Dep % Ovr		
FBM Quality	5		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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
SHW	Solar Hot Wa			B	1	1.00	2009	90	1.00	AV	A	1.00	0
11	POOL I-V	OB	Outbuildi	L	792	29.00	2020	70	0.00	GD	G	1.25	20,100
19	PATIO			L	800	5.75	2020	70	0.00	GD	G	1.25	4,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,524		25.04	38,162	
CFL	CATHEDRAL CE	384	384		129.03	49,548	
FFL	1ST FLOOR	1,158	1,158		125.12	144,892	
GAR	GARAGE	0	480		50.05	24,024	
HST	HALF STORY	240	480		62.56	30,029	
OPF	OPEN PORCH	0	18		13.90	250	
OSP	SCRN PORCH	0	192		18.90	3,629	
PAT	PATIO	0	288		6.08	1,752	
SFL	2ND FLOOR	1,176	1,176		125.12	147,144	
WDK	WOOD DECK	0	48		26.07	1,251	
Ttl Gross Liv / Lease Area		2,958	5,748			440,681	

