

Property Location

45 CANTERBURY CR

Map ID

20/ 14/ 11/ /

Bldg Name

State Use

101

Vision ID

6370

Account #

6463

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 11:39:45

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
WHITEHEAD JEFFREY A WHITEHEAD KYMBERLY A 45 CANTERBURY CR EAST LONGMEADOW MA 01028 GIS ID F_379960_2843489		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		403100		403,100																							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		143100		143,100																							
		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#				Total		546,200		546,200																									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
WHITEHEAD JEFFREY A DAVIS JOHN H + STEPHEN A, ASM & CO INC		14161 09348 00000		0022 0266 0000		05-10-2004 12-27-1995		U U U		V V		70,000 745,000 0		1		Year		Code		Assessed		Year		Code		Assessed													
														2022		101 101		363,100 129,100		2021		101 101		348,100 119,500		2020		101 101		337,300 119,500									
																Total		492,200		Total		467,600		Total		456,800													
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)																403,100							
0001								101				NG				Appraised Xf (B) Value (Bldg)																0							
NOTES																		Appraised Ob (B) Value (Bldg)																0					
SUB DIV 868 PHASE 4																		Appraised Land Value (Bldg)																143,100					
																		Special Land Value																0					
																		Total Appraised Parcel Value																546,200					
																		Valuation Method																C					
																		Adjustment																					
																		Net Total Appraised Parcel Value																546,200					
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											
201902028 155		06-01-2019 06-15-2004		62 2		SOLAR DWELLING		58,000 154,800		05-22-2020		100		07-03-2019		OC 11/3/2004		05-22-2020 03-15-2018 06-07-2007 05-04-2006 11-12-2004						400 333 311 105 328		15 4 16 16 3		PERMIT VISIT INFO AT DOOR FIELDREV CHG FIELDREV CHG MEAS+INSPCTD											
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								0.150 AC		7,000.00		1.000		0				1.00		NG		1.00				0		1.000		7,000		1,100	
Total Card Land Units														1.07		AC		Parcel Total Land Area:				1.07		Total Land Value														143,100	

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	Percentage
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		99.41
Interior Floor 2	4	CARPET	RCN		447,936
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	1		Depreciation %		10
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	V	V GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		90
Extra Kitchen St			RCNLD		403,100
FBM Sqft			Dep % Ovr		
FBM Quality			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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2019	90	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,288		27.51	35,428	
FFL	1ST FLOOR	1,288	1,288		137.32	176,867	
GAR	GARAGE	0	576		54.83	31,583	
HST	HALF STORY	288	576		68.66	39,548	
SFL	2ND FLOOR	1,160	1,160		137.32	159,291	
WDK	WOOD DECK	0	192		27.18	5,218	
Ttl Gross Liv / Lease Area		2,736	5,080			447,936	

