

Property Location		103 CANTERBURY CR		Map ID		30/ 31/ 25/ /		Bldg Name		State Use 101		Vision ID		6383		Account #		6476		Bldg #		1		Sec #		1 of 1		Card #		1 of 1		Print Date 12-13-2022 11:41:45							
CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																											
MARA TIMOTHY D MARA MAURA R 103 CANTERBURY CR EAST LONGMEADOW MA 01028 GIS ID F_380669_2844480				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																			
												RESIDENTL.		101		388800		388,800																					
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		135200		135,200																					
				SUPPLEMENTAL DATA								Total		524,000		524,000																							
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
MARA TIMOTHY D DAVIS JOHN H + STEPHEN A, ASM & CO INC				13161		0367		05-05-2003		U		V		70,000		1P		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed					
				09348		0266		12-27-1995		U		V		745,000		1		2022		101		350,400		2021		101		335,700		2020		101		321,600					
				00000		0000				U				0						101		137,700				101		127,500		101		127,500							
				Total												Total		488,100		Total		463,200		Total		449,100													
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) 388,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 135,200 Special Land Value 0 Total Appraised Parcel Value 524,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 524,000																					
Total				0.00																																			
ASSESSING NEIGHBORHOOD																																							
Nbhd				Nbhd Name				Tracing				Batch																											
0001								101				NV																											
NOTES																																							
SUB DIV 868 PHASE 4 FY2012 SUB 1076-LOT 1V-25R- 147 SF FROM PARCEL 30-40-1-BK PLANS 359-86-MAP CHANGED TO REFLECT SUB DIV-BK 18870 P275 DATED 8/5/2011 FROM PARCEL 30-40-1																																							
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											
114		05-20-2003		2		DWELLING		161,800								OC 10/24/2003		03-15-2018						333		3		MEAS+INSPCTD											
204		08-03-2001		2		DWELLING		169,150								PERMIT VOID 6/5/2		03-12-2009						317		16		FIELDREV CHG											
																		05-04-2006						105		16		FIELDREV CHG											
																		01-27-2004						296		3		MEAS+INSPCTD											
																		01-28-2003						274		15		PERMIT VISIT											
																		11-30-2001						105		16		FIELDREV CHG											
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								27,653 SF		3.91		1.250		9		LAND		1.00		NV		1.00				0		1.000		4.89		135,200	
Total Card Land Units														0.63		AC		Parcel Total Land Area:				0.63				Total Land Value										135,200			

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	92.89	
Interior Floor 2	3	HARDWOOD	RCN	431,946	
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	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		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	388,800	
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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,504		23.91	35,956	
CFL	CATHEDRAL CE	384	384		123.19	47,304	
FFL	1ST FLOOR	1,120	1,120		119.45	133,789	
GAR	GARAGE	0	576		47.70	27,474	
OPF	OPEN PORCH	0	32		11.20	358	
PAT	PATIO	0	288		5.81	1,672	
SFL	2ND FLOOR	1,120	1,120		119.45	133,789	
TQS	3/4 STORY	432	576		89.59	51,604	
Ttl Gross Liv / Lease Area		3,056	5,600			431,946	

