

Property Location

202 CANTERBURY CR

Map ID

19/ 39/ 5/ /

Bldg Name

State Use

101

Vision ID

6587

Account #

6694

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 12:10:38

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
TASCON MARIO J GALLAGHER CHRISTINA M 202 CANTERBURY CR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	330700	330,700												
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	133800	133,800												
		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		464,500	464,500												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
TASCON MARIO J GNANAPRAKASAM PANDIARAJAN DAVIS JOHN H + STEPHEN A, ASM + CO INC		23134	0592	03-19-2020	Q	I	392,500	00	Year	Code	Assessed	Year	Code	Assessed							
		15191	0061	07-21-2005	U	V	80,000	1	2022	101	301,400	2021	101	301,900							
		09348	0266	12-27-1995	U	V	745,000	1		101	120,900		101	111,900							
		00000	0000		U		0		Total	422,300	Total	413,800	Total	401,000							
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)				330,700									
0001				101		NG		Appraised Xf (B) Value (Bldg)				0									
NOTES SUB DIV 944-PHASE 7								Appraised Ob (B) Value (Bldg)				0									
								Appraised Land Value (Bldg)				133,800									
								Special Land Value				0									
								Total Appraised Parcel Value				464,500									
								Valuation Method				C									
								Adjustment													
								Net Total Appraised Parcel Value				464,500									
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							
101	05-01-2005	2	DWELLING	132,800				OC 12/8/2005	03-15-2018			333	3	MEAS+INSPCTD							
									07-10-2009			375	3	MEAS+INSPCTD							
									12-28-2006			311	15	PERMIT VISIT							
									12-15-2005			311	15	PERMIT VISIT							
									12-15-2005			311	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				25,249 SF	4.24	1.250	8	LAND	1.00	NG	1.00			0		1.000	5.3	133,800
Total Card Land Units							0.58	AC	Parcel Total Land Area:				0.58	Total Land Value							133,800

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	101.89	
Interior Floor 2	4	CARPET	RCN	384,496	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2005	
AC Type	03	FULL	Effective Year Built	2007	
Bedrooms	3		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	14	
Total Rooms	6		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	86	
Extra Kitchen St			RCNLD	330,700	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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	1,040		26.07	27,110	
FFL	1ST FLOOR	1,040	1,040		130.34	135,551	
GAR	GARAGE	0	576		52.04	29,978	
SFL	2ND FLOOR	1,040	1,040		130.34	135,551	
TQS	3/4 STORY	432	576		97.75	56,306	
Ttl Gross Liv / Lease Area		2,512	4,272			384,496	

