

Property Location

123 CANTERBURY CR

Map ID

30/ 42/ 3/ /

Bldg Name

State Use

101

Vision ID

6719

Account #

6836

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 12:29:13

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																							
GIOSCIA NICOLA E GIOSCIA KAREN M 123 CANTERBURY CR EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																									
										RESIDNTL.		101		410900		410,900																									
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		142100		142,100																									
										RESIDNTL.		101		500		500																									
		SUPPLEMENTAL DATA								Total		553,500		553,500																											
GIS ID		F_380720_2844954		Mailed		Assoc Pid#																																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
GIOSCIA NICOLA E DAVIS JOHN + STEPHEN A, ASM + CO INC				17354 0321 09348 0266 00000 0000		06-19-2008 12-27-1995		U U U U U		V V V		100,000 745,000 0		1 1		Year		Code		Assessed		Year		Code		Assessed															
																2022		101		375,500		2021		101		360,100		2020		101		345,400									
																		101		144,500				101		134,100				101		134,100									
																		101		500				101		500				101		500									
														Total		520,500		Total		494,700		Total		480,000																	
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																																									
Nbhd				Nbhd Name				Tracing				Batch																													
0001								101				NV																													
NOTES																																									
SUB DIV 1029-PHASE XI-FY2009																																									
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													
202102179		06-22-2021		91		INSULATION		2,971				0				SEE NOTES		03-15-2018						333		3		MEAS+INSPCTD													
2		01-04-2008		2		DWELLING		156,000										03-26-2009						317		14		INSPECTED													
																		01-09-2009						317		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		MULT								40,000 SF		2.84		1.250		9		LAND		1.00		NV		1.00				0				1.000		3.55		142,000	
1		101		ONE FAM		MULT								0.020 AC		7,000.00		1.000		0				1.00		NV		1.00				0				1.000		7,000		100	
Total Card Land Units														0.94		AC		Parcel Total Land Area:				0.94				Total Land Value														142,100	

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		
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	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	90.79	
Interior Floor 1	4	CARPET	RCN	446,653	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2008	
Heat Type	1	FORCED H/A	Effective Year Built	2013	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	8	
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	V	VERY GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	V	V GOOD	Overall % Condition	92	
Extra Kitchens	0		RCNLD	410,900	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
02	SHED/FR			L	120	7.48	2014	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,480		23.94	35,435
CFL	CATHEDRAL CE	456	456		123.39	56,266
FFL	1ST FLOOR	1,024	1,024		119.71	122,587
GAR	GARAGE	0	768		47.85	36,752
OPF	OPEN PORCH	0	32		11.22	359
PAT	PATIO	0	625		5.94	3,711
SFL	2ND FLOOR	1,024	1,024		119.71	122,587
TQS	3/4 STORY	576	768		89.79	68,955
Ttl Gross Liv / Lease Area		3,080	6,177			446,653

