

Property Location

131 CANTERBURY CR

Map ID

30/ 43/ 4/ /

Bldg Name

State Use

101

Vision ID

6720

Account #

6837

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 12:29:22

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
MORIN JEFFREY A MORIN VANESSA 131 CANTERBURY CR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	433700	433,700														
						RES LAND	101	142500	142,500														
						RESIDNTL.	101	1200	1,200														
		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_380658_2845145						Total				577,400	577,400												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
MORIN JEFFREYA DAN ROULIER & ASSOCIATES INC, DAVIS JOHN + STEPHEN A, ASM + CO INC		17338	0314	06-09-2008	U	I	475,000	1B 1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		17338	0307	06-09-2008	U	V	95,000		2022	101	392,300	2021	101	376,400	2020	101	365,100						
		09348	0266	12-27-1995	U	V	745,000		101	144,900	101	134,500	101	134,500									
		00000	0000		U		0		101	1,200	101	1,200	101	1,200									
								Total		538,400	Total		512,100	Total		500,800							
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 Appraised BLDG. Value (Card) 433,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,200 Appraised Land Value (Bldg) 142,500 Special Land Value 0 Total Appraised Parcel Value 577,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 577,400													
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								
385	12-11-2007	2	DWELLING	157,650				OC 6/4/2008 60X37		03-15-2018			333	3	MEAS+INSPCTD								
										07-11-2008			317	14	INSPECTED								
										07-11-2008			317	2	MEASURED								
										06-24-2008			317	14	INSPECTED								
										04-07-2008			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				0.070 AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000	500		
Total Card Land Units							0.99 AC	Parcel Total Land Area:							0.99	Total Land Value							142,500

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	93.74	
Interior Floor 2	4	CARPET	RCN	471,401	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2007	
AC Type	03	FULL	Effective Year Built	2013	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	8	
Total Rooms	9		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	92	
Extra Kitchen St			RCNLD	433,700	
FBM Sqft	950		Dep % Ovr		
FBM Quality	3		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
19	PATIO			L	308	5.75	2008	70	0.00	GD	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,469		26.43	38,832	
CFL	CATHEDRAL CE	144	144		135.75	19,548	
FFL	1ST FLOOR	1,337	1,337		132.08	176,594	
GAR	GARAGE	0	497		52.89	26,284	
HST	HALF STORY	159	317		66.25	21,001	
OPF	OPEN PORCH	0	12		11.01	132	
SFL	2ND FLOOR	1,058	1,058		132.08	139,743	
TQS	3/4 STORY	373	497		99.13	49,267	
Ttl Gross Liv / Lease Area		3,071	5,331			471,401	

