

Property Location

59 CANTERBURY CR

Map ID

20/ 16/ 13/ /

Bldg Name

State Use

101

Vision ID

6372

Account #

6465

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 12:47:38

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
GOSSELIN PAUL S GOSSELIN JENNIFER E 59 CANTERBURY CR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	382800	382,800												
						RES LAND	101	153200	153,200												
						RESIDNTL.	101	15600	15,600												
		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_380440_2843625						Total				551,600	551,600										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
GOSSELIN PAUL S DAVIS JOHN H + STEPHEN A, ASM & CO INC		13494	0300	08-15-2003	U	V	70,000	1P	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		09348	0266	12-27-1995	U	V	745,000	1	2023	101	355,200	2022	101	320,700	2021	101	307,400				
		00000	0000		U		0		101	138,000		101	140,300		101	130,000					
									101	15,300		101	15,300		101	15,300					
		Total						Total		508,500	Total		476,300	Total		452,700					
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) 382,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 15,600 Appraised Land Value (Bldg) 153,200 Special Land Value 0 Total Appraised Parcel Value 551,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 551,600										
Total																					
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		NV															
NOTES																					
PLAN BK 318 PAGES 17 & 18 PHASE 4																					
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							
201602914	12-05-2016	4	ADDITION	62,800	03-21-2017	100	06-19-2018	18 X 18 FAMILY RM	06-19-2018			333	15	PERMIT VISIT							
284	08-22-2006	11	POOL	9,000				16` X 36` INGRND	03-21-2017			317	15	PERMIT VISIT							
219	09-03-2003	2	DWELLING	128,600				OC 2/27/2004	12-28-2006			311	15	PERMIT VISIT							
									01-26-2005			311	14	INSPECTED							
									01-20-2004			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				32,252 SF	3.80	1.250	9	LAND	1.00	NV	1.00			0		1.000	4.75	153,200
Total Card Land Units							0.74	AC	Parcel Total Land Area: 0.74							Total Land Value					153,200

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			Percentage		
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				111.98		
Interior Floor 1	3		HARDWOOD				RCN				430,147		
Interior Floor 2	4		CARPET				Net Other Adj						
Heat Fuel	2		GAS				Year Built				2003		
Heat Type	1		FORCED H/A				Effective Year Built				2010		
AC Type	03		FULL				Depreciation Code				GD		
Bedrooms	3						Remodel Rating						
Full Baths	2						Year Remodeled						
Half Baths	1						Depreciation %				11		
Extra Fixtures	2						Functional Obsol						
Total Rooms	8						External Obsol						
Bath Style	G		GOOD				Cost Trend Factor				1		
Half Bath Style	G		GOOD				Condition						
Kitchens	1						% Complete						
Kitchen Style	G		GOOD				Overall % Condition				89		
Extra Kitchens	0						RCNLD				382,800		
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
11	POOL I-V	OB	Outbuildi	L	576	29.00	2006	70	0.00	GD	G	1.25	14,600
19	PATIO			L	180	8.00	2006	70	0.00	GD	A	1.00	1,000
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	1,312		28.82	37,806			
FFL	1ST FLOOR					1,312	1,312		144.30	189,317			
GAR	GARAGE					0	576		57.62	33,188			
HST	HALF STORY					288	576		72.15	41,557			
SFL	2ND FLOOR					889	889		144.30	128,279			
Ttl Gross Liv / Lease Area						2,489	4,665			430,147			

