

Property Location		86 CANTERBURY CR		Map ID		20/ 20/ 20/ /		Bldg Name		State Use 101	
Vision ID		6379		Account #		6472		Bldg # 1		Sec # 1 of 1	
								Card # 1 of 1		Print Date 11/14/2023 12:48:48	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
MANNA NORA M 86 CANTERBURY CR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	409100	409,100		
						RES LAND	101	149900	149,900		
						RESIDNTL.	101	2000	2,000		
		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#		Total				561,000	561,000

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MANNA NORA M DAVIS JOHN H + STEPHEN A, ASM & CO INC		13614	0443	09-25-2003	U	V	70,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		09348	0266	12-27-1995	U	V	745,000		2023	101	379,200	2022	101	341,200	2021	101	326,900
		00000	0000		U		0			101	135,500		101	138,000		101	127,400
										101	1,300		101	1,300		101	1,300
		Total						Total	516,000	Total	480,500	Total	455,600				

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																

ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)							
0001				101		NV		Appraised Xf (B) Value (Bldg)							
NOTES SUB DIV 868 PHASE 4								Appraised Ob (B) Value (Bldg)							
								Appraised Land Value (Bldg)							
								Special Land Value							
								Total Appraised Parcel Value							
								Valuation Method							
								Adjustment							
								Net Total Appraised Parcel Value							

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	
201600083	01-11-2016	25	WINDOWS	2,906	04-29-2016	100	04-29-2016	ONE REPLACEMEN	04-29-2016			317	15	PERMIT VISIT	
309	10-04-2004	10	SHED	3,440				10` X 16`	05-04-2006			105	16	FIELDREV CHG	
267	10-07-2003	2	DWELLING	154,250				OC 5/26/2004	12-23-2004			311	15	PERMIT VISIT	
									06-11-2004			303	3	MEAS+INSPCTD	
									01-21-2004			311	15	PERMIT VISIT	

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				27,759 SF	4.32	1.250	9	LAND	1.00	NV	1.00			0		1.000	5.4	149,900		
Total Card Land Units							0.64	AC	Parcel Total Land Area: 0.64							Total Land Value							149,900

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		109.13
Interior Floor 2	4	CARPET	RCN		459,623
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		2003
AC Type	03	FULL	Effective Year Built		2010
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		11
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		89
Extra Kitchen St			RCNLD		409,100
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
02	SHED/FR			L	160	12.00	2004	85	0.00	VG	G	1.25	2,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,360		27.83	37,850	
CFL	CATHEDRAL CE	195	195		143.43	27,970	
FFL	1ST FLOOR	1,191	1,191		139.15	165,731	
GAR	GARAGE	0	528		55.61	29,361	
HST	HALF STORY	374	748		69.58	52,043	
OPF	OPEN PORCH	0	14		9.94	139	
SFL	2ND FLOOR	1,009	1,009		139.15	140,406	
WDK	WOOD DECK	0	220		27.83	6,123	
Ttl Gross Liv / Lease Area		2,769	5,265			459,623	

