

Property Location

103 CANTERBURY CR

Map ID

30/ 31/ 25/ /

Bldg Name

State Use

101

Vision ID

6383

Account #

6476

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 12:49:28

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
MARA TIMOTHY D MARA MAURA R 103 CANTERBURY CR EAST LONGMEADOW MA 01028 GIS ID F_380669_2844480		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		419400		419,400																							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		149600		149,600																							
		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								569,000		569,000																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
MARA TIMOTHY D DAVIS JOHN H + STEPHEN A, ASM & CO INC		13161		0367		05-05-2003		U		V		70,000		1P		Year		Code		Assessed		Year		Code		Assessed													
		09348		0266		12-27-1995		U		V		745,000		1		2023		101		388,800		2022		101		350,400													
		00000		0000				U				0				101		135,200		2021		101		137,700															
																Total		524,000		Total		488,100		Total		463,200													
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)												419,400																			
0001				101		NV		Appraised Xf (B) Value (Bldg)												0																			
NOTES																		Appraised Ob (B) Value (Bldg)												0									
SUB DIV 868 PHASE 4 FY2012 SUB 1076-LOT 1V-25R- 147 SF FROM PARCEL 30-40-1-BK PLANS 359-86-MAP CHANGED TO REFLECT SUB DIV-BK 18870 P275 DATED 8/5/2011 FROM PARCEL 30-40-1																		Appraised Land Value (Bldg)												149,600									
																		Special Land Value												0									
																		Total Appraised Parcel Value												569,000									
																		Valuation Method												C									
																		Adjustment																					
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											
B-23-15		01-10-2023		62		SOLAR		15,000		05-10-2023		100		03-30-2023		OC 10/24/2003 PERMIT VOID 6/5/2		05-10-2023						425		15		PERMIT VISIT											
114		05-20-2003		2		DWELLING		161,800										03-15-2018						333		3		MEAS+INSPCTD											
204		08-03-2001		2		DWELLING		169,150										03-12-2009						317		16		FIELDREV CHG											
																		05-04-2006						105		16		FIELDREV CHG											
																		01-27-2004						296		3		MEAS+INSPCTD											
																		01-28-2003						274		15		PERMIT VISIT											
																		11-30-2001						105		16		FIELDREV CHG											
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								27,653 SF		4.33		1.250		9		LAND		1.00		NV		1.00				0		1.000		5.41		149,600	
Total Card Land Units														0.63		AC		Parcel Total Land Area:				0.63				Total Land Value										149,600			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmnt Garage	0	
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	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	102.33	
Interior Floor 1	4	CARPET	RCN	471,201	
Interior Floor 2	3	HARDWOOD	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	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	11	
Extra Fixtures	1		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	419,400	
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	0		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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	89	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,504		26.08	39,223
CFL	CATHEDRAL CE	384	384		134.38	51,603
FFL	1ST FLOOR	1,120	1,120		130.31	145,947
GAR	GARAGE	0	576		52.03	29,971
OPF	OPEN PORCH	0	32		12.22	391
PAT	PATIO	0	288		6.33	1,824
SFL	2ND FLOOR	1,120	1,120		130.31	145,947
TQS	3/4 STORY	432	576		97.73	56,294
Ttl Gross Liv / Lease Area		3,056	5,600			471,201

