

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
LYNCH RYAN P LYNCH SANDRA 12 CANTERBURY CR EAST LONGMEADOW MA 01028 GIS ID F_380085_2844219 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	392300		392,300										
												RES LAND		101	148000		148,000										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	23700		23,700										
SUPPLEMENTAL DATA																											
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY								Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		564,000		564,000											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)														
LYNCH RYAN P DALTON IAN, DAVIS JOHN H + STEPHEN A, ASM & CO INC				19972 0230		08-14-2013		Q	I	362,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				13792 0192		11-24-2003		U	V	70,000			2024	101	366,800	2023	101	337,000	2022	101	304,000						
				09348 0266		12-27-1995		U	V	745,000		1		101	148,000		101	134,100		101	120,900						
				00000 0000				U		0				101	23,700		101	22,600		101	20,600						
													Total		538,500		Total		493,700		Total		445,500				
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																											
Nbhd		Nbhd Name						Tracing			Batch																
0001								101			NG																
NOTES																											
SUB DIV #801 YORKSHIRE DR + CANTERBURY												Appraised BLDG. Value (Card)										392,300					
SUB DIV 868 PHASE 4												Appraised Xf (B) Value (Bldg)										0					
												Appraised Ob (B) Value (Bldg)										23,700					
												Appraised Land Value (Bldg)										148,000					
												Special Land Value										0					
												Total Appraised Parcel Value										564,000					
												Valuation Method										C					
												Adjustment															
												Net Total Appraised Parcel Value										564,000					
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				
202103235		11-16-2021		91	INSULATION		3,889				0					02-28-2018					333	15	PERMIT VISIT				
201702326		08-21-2017		11	POOL		40,895		02-28-2018		100	02-28-2018		22X36 INGROUND		01-11-2008					317	14	INSPECTED				
35		03-05-2007		7	REMODEL		10,000							FIN BMT		01-11-2008					317	15	PERMIT VISIT				
330		12-16-2003		2	DWELLING		127,600							OC 6/16/2004		05-04-2006					105	16	FIELDREV CHG				
												02-14-2006										250		22		MAILER SENT	
												06-30-2004										328		16		FIELDREV CHG	
												01-21-2003										296		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				25,732		SF	4.60	1.250	8	LAND	1.00	NG	1.00			0			1.000	5.75		148,000	
Total Card Land Units								0.59	AC	Parcel Total Land Area: 0.59				Total Land Value										148,000			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B-	GOOD (-)	Bsmt Garage		
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	
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	125.09	
Interior Floor 2	4	CARPET	RCN	440,738	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2004	
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	0		Depreciation %	11	
Total Rooms	8		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	392,300	
FBM Sqft	445		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues			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
11	POOL I-V	OB	Outbuildi	L	792	29.00	2017	70	0.00	GD	G	1.25	20,100
02	SHED/FR			L	96	12.00	2017	70	0.00	GD	A	1.00	800
19	PATIO			L	500	8.00	2017	70	0.00	GD	A	1.00	2,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	988		32.40	32,013	
FFL	1ST FLOOR	988	988		161.68	159,739	
GAR	GARAGE	0	576		64.56	37,186	
HST	HALF STORY	288	576		80.84	46,564	
SFL	2ND FLOOR	988	988		161.68	159,739	
WDK	WOOD DECK	0	168		32.72	5,497	
Ttl Gross Liv / Lease Area		2,264	4,284			440,738	

