

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
COSENTINI ROCCO JR COSENTINI SHANA 28 CANTERBURY CR EAST LONGMEADOW MA 01028 GIS ID F_380095_2843975 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	440900		440,900								
												RES LAND		101	149400		149,400								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	700		700								
				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		591,000		591,000									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
COSENTINI ROCCO JR WOLFENDEN THOMAS H JR DAVIS JOHN H + STEPHEN A, ASM & CO INC				21382 0039		09-30-2016		Q		I		400,000		00		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				12258 0415		04-09-2002		U		V		65,000				2024		101	412,800	2023	101	379,700	2022	101	344,700
				09348 0266		12-27-1995		U		V		745,000		1				101	149,400		101	135,300		101	122,000
				00000 0000				U				0				Total		562,200	Total		515,000	Total		466,700	
EXEMPTIONS								OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor									
Year		Code		Description		Amount		Code		Description		YEAR		Amount										Comm Int	
Total																									
				ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name				Tracing		Batch																	
0001						101		NG																	
NOTES																									

Property Location 28 CANTERBURY CR
Vision ID 6365 Account # 6458

Map ID 20/ 26/ 6/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/22/2024 4:27:37 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B-	GOOD (-)	Bsmt Garage	0	
Stories	1.75	1 3/4 STORIES	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	4	CARPET	Adj Base Rate		119.92
Interior Floor 2	3	HARDWOOD	RCN		506,785
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		2001
AC Type	03	FULL	Effective Year Built		2008
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		13
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		87
Extra Kitchen St	N	NONE	RCNLD		440,900
FBM Sqft	780		Dep % Ovr		
FBM Quality	5		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	0		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	100	12.00	2023	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,504		31.39	47,212	
FFL	1ST FLOOR	1,504	1,504		156.85	235,904	
GAR	GARAGE	0	576		62.63	36,076	
HST	HALF STORY	288	576		78.43	45,173	
PAT	PATIO	0	336		7.94	2,666	
TQS	3/4 STORY	840	1,120		117.64	131,755	
WDK	WOOD DECK	0	256		31.25	7,999	
Ttl Gross Liv / Lease Area		2,632	5,872			506,785	

