Property Location 114 CANTERBURY CR | Map ID 30/ 51/ 19/ / | Bldg Name | State Use 101
Vision ID 6728 | Account # 6845 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/25/2024 7:42:21 A

| CURRENT OWNER | TOPO TYPE | UTILITY | STREET | LOCATION |
|---|---|---|---|---|
| WEBSTER GREGORY | | | | |
| WEBSTER JENNIFER | TOPO WET | EASEMENT | TRAFFIC | CORNER |
| 114 CANTERBURY CR | DRAINAGE | | VIEW | COMMUNITY |
| EAST LONGMEADOW MA 01028 | | | | |

**SUPPLEMENTAL DATA**

| | | | |
|---|---|---|---|
| Alt Prcl ID | | Received | |
| SP Permit | | NIA | |
| Chapter Land | | Field 8 | |
| OC Dates | 7/28/2010 | Field 9 | |
| In+Ex FY | | Field 10 | |
| Mailed | | Assoc Pid# | |

GIS ID F_380489_2844735

**CURRENT ASSESSMENT**

| Description | Code | Appraised | Assessed |
|---|---|---|---|
| RESIDNTL. | 101 | 454700 | 454,700 |
| RES LAND | 101 | 147300 | 147,300 |
| RESIDNTL. | 101 | 24700 | 24,700 |
| Total | | 626,700 | 626,700 |

1006
EAST LONGMEADOW

**RECORD OF OWNERSHIP**

| | BK-VOL/PAGE | | SALE DATE | Q/U | V/I | SALE PRICE | VC |
|---|---|---|---|---|---|---|---|
| WEBSTER GREGORY | 23744 | 0350 | 03-05-2021 | Q | I | 570,000 | 00 |
| CRANE STEPHEN A + EMILY H | 20820 | 0595 | 08-07-2015 | Q | I | 418,000 | 00 |
| VERDI MATTHEW D + ROXANNE M | 20263 | 0222 | 04-30-2014 | Q | I | 430,000 | 00 |
| MCCAULEY WILLIAM H JR | 18394 | 0318 | 07-29-2010 | U | I | 470,879 | |
| ROULIER DAN + ASSOCIATES INC, | 18394 | 0315 | 07-29-2010 | U | V | 97,500 | 1B |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
|---|---|---|---|---|---|---|---|---|
| 2024 | 101 | 424,700 | 2023 | 101 | 393,900 | 2022 | 101 | 355,500 |
| | 101 | 147,300 | | 101 | 133,800 | | 101 | 136,300 |
| | 101 | 24,700 | | 101 | 23,600 | | 101 | 23,600 |
| | Total | 596,700 | | Total | 551,300 | | Total | 515,400 |

**EXEMPTIONS**

| Year | Code | Description | Amount |
|---|---|---|---|
| | | | |
| | | Total | |

**OTHER ASSESSMENTS**

| Code | Description | YEAR | Amount | Comm Int |
|---|---|---|---|---|
| | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

**ASSESSING NEIGHBORHOOD**

| Nbhd | Nbhd Name | | Tracing | Batch |
|---|---|---|---|---|
| 0001 | | | 101 | NV |

**NOTES**

SUB DIV 1029-PHASE XI

**APPRAISED VALUE SUMMARY**

| | |
|---|---|
| Appraised BLDG. Value (Card) | 454,700 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 24,700 |
| Appraised Land Value (Bldg) | 147,300 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 626,700 |
| Valuation Method | C |
| Adjustment | |
| Net Total Appraised Parcel Value | 626,700 |

**BUILDING PERMIT RECORD**

| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
|---|---|---|---|---|---|---|---|---|
| 201602965 | 12-14-2016 | 1 | PORCH | 30,000 | 06-18-2018 | 0 | | 16 X 18 SUNROOM |
| 201502746 | 10-16-2015 | 11 | POOL | 33,000 | 05-20-2016 | 100 | 05-20-2016 | |
| 106 | 04-22-2010 | 2 | DWELLING | 300,000 | | | | OC 7/28/2010 64` X |

**VISIT / CHANGE HISTORY**

| Date | Type | Is | Id | Cd | Purpose/Result |
|---|---|---|---|---|---|
| 06-18-2018 | | | 333 | 15 | PERMIT VISIT |
| 04-05-2017 | | | 317 | 15 | PERMIT VISIT |
| 05-20-2016 | | | 317 | 15 | PERMIT VISIT |
| 11-13-2015 | | | 317 | 3 | MEAS+INSPCTD |
| 07-28-2010 | | | 400 | 25 | OC 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 | | | | 25,000 | SF | 4.71 | 1.250 | 9 | LAND | 1.00 | NV | 1.00 | | | 0 | | | 1.000 | 5.89 | 147,300 |
| Total Card Land Units | | | | | | | 0.57 | AC | Parcel Total Land Area: | | | 0.57 | | | | | | | | | | Total Land Value | 147,300 |

Property Location 114 CANTERBURY CR | Map ID 30/ 51/ 19/ / | Bldg Name | State Use 101
Vision ID 6728 | Account # 6845 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/25/2024 7:42:22 A

## CONSTRUCTION DETAIL

| Element | Cd | Description |
|---|---|---|
| Style | 06 | COLONIAL |
| Model | 01 | RESIDENTIAL |
| Grade | B | GOOD |
| Stories | 2.00 | 2 STORY |
| Foundation | 1 | CONCRETE |
| Exterior Wall 1 | 4 | VINYL |
| Exterior Wall 2 | | |
| Roof Structure | 1 | GABLE |
| Roof Cover | 1 | ASPHALT SH |
| Interior Wall 1 | 1 | DRYWALL |
| Interior Wall 2 | | |
| Interior Floor 1 | 3 | HARDWOOD |
| Interior Floor 2 | 4 | CARPET |
| Heat Fuel | 2 | GAS |
| Heat Type | 1 | FORCED H/A |
| AC Type | 03 | FULL |
| Bedrooms | 4 | |
| Full Baths | 2 | |
| Half Baths | 1 | |
| Extra Fixtures | 2 | |
| Total Rooms | 8 | |
| Bath Style | G | GOOD |
| Half Bath Style | G | GOOD |
| Kitchens | 1 | |
| Kitchen Style | G | GOOD |
| Extra Kitchens | 0 | |
| Extra Kitchen St | | |
| FBM Sqft | | |
| FBM Quality | | |
| FIN ATC Sqft | | |
| FIN ATC Quality | | |
| Fireplaces | 1 | |
| WS Flues | | |

## CONSTRUCTION DETAIL (CONTINUED)

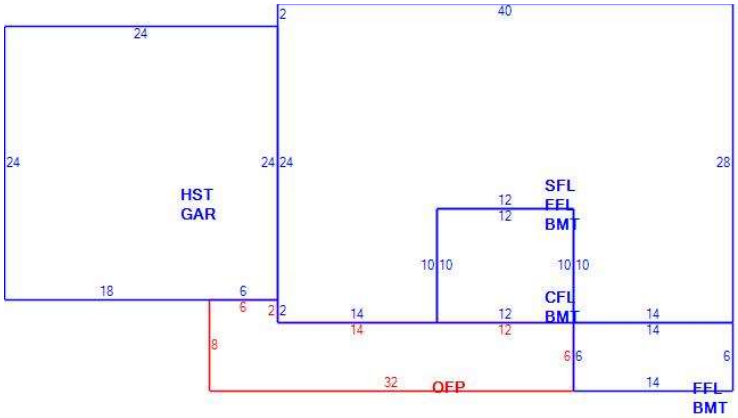
| Element | Cd | Description |
|---|---|---|
| Central Vac | 0 | NO |
| Basement Floor | 12 | CONCRETE |
| Bsmt Garage | 0 | |
| Units | 1 | |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 101 | ONE FAM | 100 |
| | | 0 |
| | | 0 |

## COST / MARKET VALUATION

| | |
|---|---|
| Adj Base Rate | 122.25 |
| RCN | 494,278 |
| Net Other Adj | |
| Year Built | 2010 |
| Effective Year Built | 2013 |
| Depreciation Code | GD |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 8 |
| Functional Obsol | |
| External Obsol | |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | |
| Overall % Condition | 92 |
| RCNLD | 454,700 |
| Dep % Ovr | |
| Dep Ovr Comment | |
| Misc Imp Ovr | |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 19 | PATIO | | | L | 576 | 8.00 | 2016 | 70 | 0.00 | GD | G | 1.25 | 4,000 |
| 11 | POOL I-V | OB | Outbuildi | L | 816 | 29.00 | 2015 | 70 | 0.00 | GD | G | 1.25 | 20,700 |

## BUILDING SUB-AREA SUMMARY SECTION

| Subarea | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |
|---|---|---|---|---|---|---|
| BMT | BASEMENT | 0 | 1,204 | | 33.12 | 39,880 |
| CFL | CATHEDRAL CE | 120 | 120 | | 170.99 | 20,519 |
| FFL | 1ST FLOOR | 1,084 | 1,084 | | 165.48 | 179,376 |
| GAR | GARAGE | 0 | 576 | | 66.08 | 38,060 |
| HST | HALF STORY | 288 | 576 | | 82.74 | 47,657 |
| OFP | OPEN PORCH | 0 | 204 | | 16.22 | 3,310 |
| SFL | 2ND FLOOR | 1,000 | 1,000 | | 165.48 | 165,476 |
| | Ttl Gross Liv / Lease Area | 2,492 | 4,764 | | | 494,278 |