Property Location 72 CANTERBURY CR | Map ID 20/ 22/ 16/ / | Bldg Name | State Use 101
Vision ID 6375 | Account # 6468 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2025 12:27:13

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
LAM DINA P				
LAM HUY H	TOPO WET	EASEMENT	TRAFFIC	CORNER
72 CANTERBURY CR	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_380271_2843946

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit HO:HO	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	547400	547,400
RES LAND	101	147600	147,600
RESIDNTL.	101	2400	2,400
Total		697,400	697,400

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
LAM DINA P	24308	0302	12-16-2021	Q	I	660,000	00
EDWARDS RICHARD F JR	16575	0267	03-13-2007	U	I	541,125	
PRASAD,RAJEEV	13890	0155	01-08-2004	U	V	70,000	
DAVIS JOHN H + STEPHEN A,	09348	0266	12-27-1995	U	V	745,000	1
ASM & CO INC	00000	0000		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	513,400	2024	101	481,500	2023	101	443,900
	101	147,600		101	147,600		101	134,000
	101	2,400		101	2,400		101	1,700
	Total	663,400		Total	631,500		Total	579,600

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 868 PHASE 4

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	547,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,400
Appraised Land Value (Bldg)	147,600
Special Land Value	0
Total Appraised Parcel Value	697,400
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	697,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
137	05-29-2007	17	DECK	9,500				OC 6/26/2007
50	03-01-2006	7	REMODEL	35,000				OC 6/7/2006 (FIN B
22	02-24-2004	2	DWELLING	169,800				OC 7/9/2004

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
03-15-2018			333	11	ENTRY DENIED
02-04-2008			317	15	PERMIT VISIT
01-11-2007			311	15	PERMIT VISIT
01-06-2007			250	22	MAILER SENT
12-28-2006			311	15	PERMIT VISIT
05-04-2006			105	16	FIELDREV CHG
09-13-2004			311	3	MEAS+INSPCTD

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				25,100	SF	4.70	1.250	9	LAND	1.00	NV	1.00			0			1.000	5.88	147,600
Total Card Land Units							0.58	AC	Parcel Total Land Area:			0.58									Total Land Value		147,600

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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	8	BRICK VENR
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	3	HARDWOOD
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	3	
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		
Extra Kitchen St	A	AVERAGE
FBM Sqft	1130	
FBM Quality	5	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

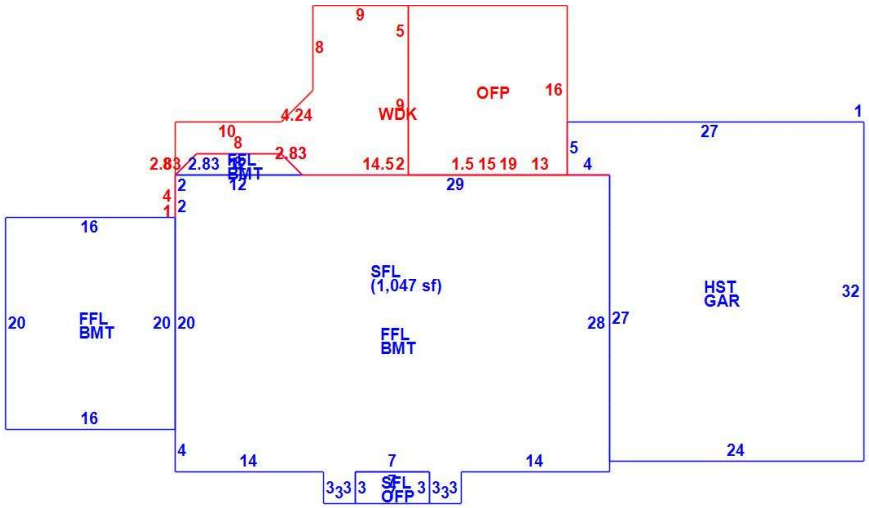
Element	Cd	Description
Central Vac	1	YES
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	119.66
RCN	615,106
Net Other Adj	
Year Built	2004
Effective Year Built	2014
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	11
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	89
RCNLD	547,400
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	420	8.00	2005	70	0.00	GD	A	1.00	2,400

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,506		33.69	50,739
FFL	1ST FLOOR	1,506	1,506		168.57	253,864
GAR	GARAGE	0	788		67.38	53,099
HST	HALF STORY	394	788		84.28	66,416
OFP	OPEN PORCH	0	261		16.79	4,383
SFL	2ND FLOOR	1,068	1,068		168.57	180,031
WDK	WOOD DECK	0	194		33.89	6,574
	Ttl Gross Liv / Lease Area	2,968	6,111			615,106