Property Location 203 CANTERBURY CR | Map ID 19/ 46/ 13/ / | Bldg Name | State Use 101
Vision ID 6594 | Account # 6701 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/24/2025 8:39:49 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
CABEZA EDGAR J				
RANGEL ANA T	TOPO WET	EASEMENT	TRAFFIC	CORNER
203 CANTEBURY CR				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_379784_2845409

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	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	456100	456,100
RES LAND	101	151600	151,600
Total		607,700	607,700

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CABEZA EDGAR J	16830	0369	07-26-2007	U	I	424,000	
DAN ROULIER & ASSOCIATES INC,	16830	0364	07-25-2007	U	I	85,000	1B
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	427,600	2024	101	396,500	2023	101	369,500
	101	151,600		101	151,600		101	136,200
	Total	579,200		Total	548,100		Total	505,700

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	NG

NOTES

SUB DIV 944-PHASE 7

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	456,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	151,600
Special Land Value	0
Total Appraised Parcel Value	607,700
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	607,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201901757	05-10-2019	62	SOLAR	35,000	06-30-2021	0		6-30-21 SHOULD B
201501779	05-29-2015	7	REMODEL	8,500	04-29-2016	100	04-29-2016	FINISH BMT
340	10-01-2006	2	DWELLING	132,900				OC 7/24/2007

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-30-2021			400	15	PERMIT VISIT
05-22-2020			400	15	PERMIT VISIT
05-06-2016			317	15	PERMIT VISIT
04-29-2016			317	15	PERMIT VISIT
02-15-2008			317	14	INSPECTED
02-04-2008			317	15	PERMIT VISIT
02-01-2008			317	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				29,547	SF	4.10	1.250	8	LAND	1.00	NG	1.00			0			1.000	5.13	151,600
						Total Card Land Units	0.68	AC	Parcel Total Land Area:			0.68										Total Land Value	151,600

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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		
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	3	
Half Baths	1	
Extra Fixtures	0	
Total Rooms	7	
Bath Style	A	AVERAGE
Half Bath Style	A	AVERAGE
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	988	
FBM Quality	5	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

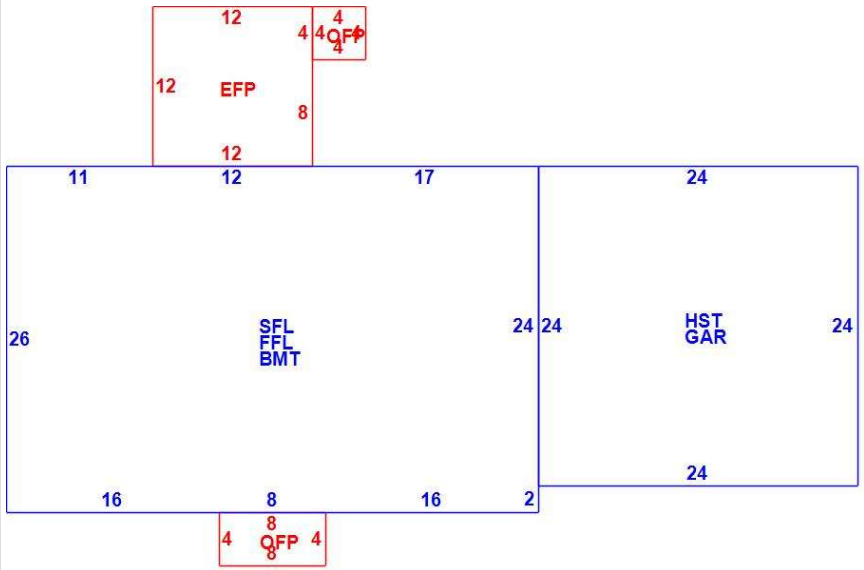
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	132.86
RCN	506,800
Net Other Adj	
Year Built	2006
Effective Year Built	2015
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	10
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	90
RCNLD	456,100
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

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,040		35.16	36,564
EFP	ENCL PORCH	0	144		87.89	12,657
FFL	1ST FLOOR	1,040	1,040		175.79	182,821
GAR	GARAGE	0	576		70.19	40,431
HST	HALF STORY	288	576		87.89	50,627
OFP	OPEN PORCH	0	48		18.31	879
SFL	2ND FLOOR	1,040	1,040		175.79	182,821
	Ttl Gross Liv / Lease Area	2,368	4,464			506,800