

Property Location: 14 WESTMINSTER ST

Account #1308

MAP ID:23/ 48/ 68/ /

Bldg Name:

State Use:101

Vision ID: 1273

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/26/2014 11:59

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION																
PINCINCE ROBERT D PINCINCE BARBARA J 14 WESTMINSTER ST EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value										
											RESIDENTL.		101						118,900		118,900										
													RES LAND						101		80,100		80,100								
													RESIDENTL.						101		800		800								
SUPPLEMENTAL DATA											Total				199,800		199,800														
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380032_2856018						Received Prior ID Owner Occ N Final Area 1300 Current Ac. .37534 ASSOC PID#																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																		
PINCINCE ROBERT D TAYLOR ELAINE D,				12466/ 542 04591/ 0370		07/25/2002 05/17/1978		U	I	167,500 0		V.C.	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value								
													2014	B	112,600		2013	B	112,500		2012	B	116,700								
													2014	L	82,700		2013	L	82,700		2012	L	86,400								
													2014	O	1,000		2013	O	1,000		2012	O	1,000								
													Total:		196,300		Total:		196,200		Total:		204,100								
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)118,900 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)800 Appraised Land Value (Bldg)80,100 Special Land Value0 Total Appraised Parcel Value199,800 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value199,800																
Year	Type	Description		Amount		Code	Description		Number	Amount		Comm. Int.																			
Total:																															
ASSESSING NEIGHBORHOOD																															
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																				
0001/A								101			MA																				
NOTES																															
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										
															10/03/2014				317	3	MEAS+INSPCTD										
															09/26/2014				317	16	FIELDREV CHG										
															11/29/2003				274	3	MEAS+INSPCTD										
															05/11/1992				131	14	INSPECTED										
															08/12/1991				131	2	MEASURED										
LAND LINE VALUATION SECTION																															
B #	Use Code	Use Description		Zone	D	Front	Depth	Units	SF	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj.	Unit Price	Land Value							
1	101	ONE FAM		RB				16,350		4.90	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00		4.90	80,100							
Total Card Land Units:									0.38	AC	Parcel Total Land Area:									0.38	AC	Total Land Value:									80,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	642		
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		95.28	
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		FULL	Replace Cost	162,936		
Bedrooms	3			AYB	1960		
Full Baths	1			EYB	1987		
Half Baths	0			Dep Code	GD		
Extra Fixtures	0			Remodel Rating			
Total Rooms	5			Year Remodeled			
Bath Style	G		GOOD	Dep %	27		
Kitchen Style	A		AVERAGE	Functional Obslnc			
Kitchens	1			External Obslnc			
Extra Kitchens	0			Cost Trend Factor	1		
Frame	1		WOOD	Condition			
Basement Floor	4			% Complete			
Bsmt Garage				Overall % Cond	73		
Units	1			Apprais Val	118,900		
WS Flues				Dep % Ovr	0		
FBM Quality	2			Dep Ovr Comment			
Fireplaces	1			Misc Imp Ovr	0		
				Misc Imp Ovr Comment			
				Cost to Cure Ovr	0		
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	96	7.48	1975	A		FR	50	400
19	PATIO			L	120	5.75	1995	F		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	988		19.10	18,866	
FFL	1ST FLOOR	1,300	1,300		95.28	123,869	
GAR	GARAGE	0	441		38.03	16,770	
WDK	WOOD DECK	0	256		13.40	3,430	
Ttl. Gross Liv/Lease Area:		1,300	2,985	1,710		162,936	

		WDK	16				
		16				16	
						11	5
GAR	21	FFL	11	FFL	33		
		1		BMT	5		
		21		26	26		
		21				26	26
				5	12		
						38	

