

Property Location: 26 WESTMINSTER ST
Vision ID: 1276

Account #1311

Bldg #: 1 of 1

Bldg Name: Sec #: 1 of 1 Card 1 of 1

State Use: 101
Print Date: 12/26/2014 12:00

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION									
TURCOTTE MONIQUE 26 WESTMINSTER ST EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code		Appraised Value		Assessed Value											
											RESIDENTL.		101		107,000		107,000											
											RES LAND		101		80,100		80,100											
											RESIDENTL.		101		300		300											
SUPPLEMENTAL DATA																												
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380248_2856047						Received Prior ID Owner Occ Final Area 1248 Current Ac. .37534 ASSOC PID#																						
Total												187,400				187,400												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
MCCOY JAMES L TURCOTTE MONIQUE MCCOLLUM ,MADELINE R				20178/ 30 18233/ 552 02736/ 0306		01/29/2014 03/29/2010 08/23/1960		U	I	100 188,000 0		1A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
													2014	B	104,100		2013	B	111,100		2012	B	116,100					
													2014	L	82,700		2013	L	82,700		2012	L	86,400					
													2014	O	300		2013	O	300		2012	O	300					
													Total:		187,100		Total:		194,100		Total:		202,800					
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																
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																												
ADD KITCHEN CONVERTED TO LAUNDRY. IG POOL FILLED IN												Appraised Bldg. Value (Card) 107,000 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 300 Appraised Land Value (Bldg) 80,100 Special Land Value 0 Total Appraised Parcel Value 187,400 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 187,400																
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							
201402826		11/17/2014		54	FENCE		7,489			0					02/25/2011				317	16	FIELDREV CHG							
59		03/15/2010		5	DEMOLITION		3,000			0			POOL		03/30/2010				316	14	INSPECTED							
266		08/01/1988		MN	Manual Note		2,500			0			DECK		03/30/2010				316	P0	INSPECTED							
															11/29/2003				274	3	MEAS+INSPCTD							
															05/21/1992				170	3	MEAS+INSPCTD							
LAND LINE VALUATION SECTION																												
B #	Use Code	Use Description		Zone	D	Front	Depth	Units	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	SF	4.90	1.0000	5	1.0000	1.00	MA	1.00					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	998		
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	8		PLYWD PANL	COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:		99.91	
Interior Floor 2							
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		FULL	Replace Cost	175,338		
Bedrooms	3			AYB	1960		
Full Baths	2			EYB	1975		
Half Baths	1			Dep Code	AV		
Extra Fixtures	1			Remodel Rating			
Total Rooms	5			Year Remodeled			
Bath Style	A		AVERAGE	Dep %	39		
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	61		
Units	1			Apprais Val	107,000		
WS Flues				Dep % Ovr	0		
FBM Quality	1			Dep Ovr Comment			
Fireplaces	1			Misc Imp Ovr	0		
				Misc Imp Ovr Comment			
				Cost to Cure Ovr	0		
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						
BMT	BASEMENT	0	1,248		20.01	24,977						
EFP	ENCL PORCH	0	285		30.15	8,592						
FFL	1ST FLOOR	1,248	1,248		99.91	124,685						
GAR	GARAGE	0	264		40.11	10,590						
WDK	WOOD DECK	0	465		13.97	6,494						
Ttl. Gross Liv/Lease Area:		1,248	3,510	1,755		175,338						

