

Property Location: 25 WESTMINSTER ST

Account #1301

MAP ID:23/ 41/ 51/ /

Bldg Name:

State Use:101

Vision ID: 1266

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 11/25/2015 08:33

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION									
CHLOSTA JOSEPH E CHLOSTA KAREN L 25 WESTMINSTER ST EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value			
											RESIDENTL.		101						109,200		109,200			
													RES LAND						101		80,100		80,100	
													RESIDENTL.						101		200		200	
SUPPLEMENTAL DATA																								
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380273_2855848							Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																	
Total											189,500				189,500									

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
CHLOSTA JOSEPH E ARNTZ KAREN L, MUSCOLO GRACE A + J A VERDUCCI, MUSCOLO GRACE A				18801/ 54 17416/ 288 09875/ 0014 02735/ 0082		06/10/2011 09/08/2008 05/29/1997 03/24/1960		U	I	100 185,000 1 0		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2015	101	109,200		2014	B	97,300		2013	B	103,700	
													2015	101	80,100		2014	L	82,700		2013	L	82,700	
													2015	101	200		2014	O	200		2013	O	200	
													Total:		189,500		Total:		180,200		Total:		186,600	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)109,200 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)200 Appraised Land Value (Bldg)80,100 Special Land Value0 Total Appraised Parcel Value189,500 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value189,500												
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						
201302221 261		06/20/2013		12	REROOF		18,000		06/02/2014	100 0	06/02/2014		INCLUDES WIN & SIDE MAIN HOUSE ONLY		06/02/2014					317	15	PERMIT VISIT					
		08/29/2011		12	REROOF		5,800								06/01/2012							317		15		PERMIT VISIT	
															11/29/2003							274		3		MEAS+INSPCTD	
															05/28/1992							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	
																	Spec Use		Spec Calc					
1	101	ONE FAM	RB				16,350		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	624					
Stories	1.00		1 Story			Int vs Ext	S					
Foundation	1		CONCRETE			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	4		CARPET			Adj. Base Rate:			98.91			
Interior Floor 2	3		HARDWOOD									
Heat Fuel	2		GAS									
Heat Type	1		FORCED H/A			Replace Cost			165,483			
AC Type	03		FULL			AYB			1960			
Bedrooms	3					EYB			1980			
Full Baths	1					Dep Code			AG			
Half Baths	1					Remodel Rating						
Extra Fixtures	0					Year Remodeled						
Total Rooms	6					Dep %			34			
Bath Style	A		AVERAGE			Functional Obslnc						
Kitchen Style	A		AVERAGE			External Obslnc						
Kitchens	1					Cost Trend Factor			1			
Extra Kitchens	1					Condition						
Frame	1		WOOD			% Complete						
Basement Floor	4					Overall % Cond			66			
Bsmt Garage						Apprais Val			109,200			
Units	1					Dep % Ovr			0			
WS Flues						Dep Ovr Comment						
FBM Quality	1					Misc Imp Ovr			0			
Fireplaces	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
01	SHED/MTL			L	80	5.18	1975	A		FR	50	200
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area		Gross Area	Eff. Area		Unit Cost		Undeprec. Value	
BMT	BASEMENT			0		1,248			19.81		24,728	
EFP	ENCL PORCH			0		220			29.67		6,528	
FFL	1ST FLOOR			1,248		1,248			98.91		123,445	
GAR	GARAGE			0		264			39.72		10,485	
PAT	PATIO			0		50			5.93		297	
Ttl. Gross Liv/Lease Area:				1,248		3,030	1,673				165,483	

