

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: 11/25/2015 08:35

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						118,100		118,100							
											RES LAND		101						80,100		80,100							
											RESIDENTL.		101		600		600											
SUPPLEMENTAL DATA																												
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380032_2856018				Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																					
Total											198,800				198,800													
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						
												2015	101	118,900		2014	B	112,600		2013	B	112,500						
												2015	101	80,100		2014	L	82,700		2013	L	82,700						
												2015	101	800		2014	O	1,000		2013	O	1,000						
												Total:		199,800		Total:		196,300		Total:		196,200						
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																												
												Appraised Bldg. Value (Card) 118,100																
												Appraised XF (B) Value (Bldg) 0																
												Appraised OB (L) Value (Bldg) 600																
												Appraised Land Value (Bldg) 80,100																
												Special Land Value 0																
												Total Appraised Parcel Value 198,800																
												Valuation Method: C																
												Adjustment: 0																
												Net Total Appraised Parcel Value 198,800																
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:		94.64	
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		FULL	Replace Cost	161,836		
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	A		AVERAGE	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	12			% Complete			
Bsmt Garage				Overall % Cond			73
Units	1			Apprais Val	118,100		
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
19	PATIO			L	120	5.75	1995	F		AV	60	400
01	SHED/MTL			L	96	5.18	2010	A		FR	50	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	988		18.97	18,739	
FFL	1ST FLOOR	1,300	1,300		94.64	123,033	
GAR	GARAGE	0	441		37.77	16,657	
WDK	WOOD DECK	0	256		13.31	3,407	
Ttl. Gross Liv/Lease Area:		1,300	2,985	1,710		161,836	

