

Property Location: 26 WESTMINSTER ST

Vision ID: 1276

Account #1311

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 11/25/2015 08:35

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION
MCCOY JAMES L MCCOY MONIQUE R 26 WESTMINSTER ST EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value	
						RESIDENTL.	101	115,700	115,700	
						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 Current Ac. ASSOC PID#						
						Total		196,100	196,100	

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
								2015	101	107,000	2014	B	104,100	2013	B	111,100
								2015	101	80,100	2014	L	82,700	2013	L	82,700
								2015	101	300	2014	O	300	2013	O	300
								Total:			187,400	Total:	187,100	Total:	194,100	

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										Appraised Bldg. Value (Card) 115,700 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 196,100 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 196,100									
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch											
0001/A						101		MA											

NOTES										ADD KITCHEN CONVERTED TO LAUNDRY. IG POOL FILLED IN									

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 59 266	11/17/2014 03/15/2010 08/01/1988	54 5 MN	FENCE DEMOLITION Manual Note	7,489 3,000 2,500	03/20/2015	100 0 0	03/20/2015	NVC POOL DECK	03/20/2015 02/25/2011 03/30/2010 03/30/2010 11/29/2003			317 317 316 316 274	15 16 P0 14 3	PERMIT VISIT FIELDREV CHG INSPECTED INSPECTED 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		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	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	Replace Cost		175,338	
Heat Type	1		FORCED H/A	AYB		1960	
AC Type	03		FULL	EYB		1980	
Bedrooms	3			Dep Code		AG	
Full Baths	2			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	1			Dep %		34	
Total Rooms	5			Functional ObsInc			
Bath Style	A		AVERAGE	External ObsInc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		66	
Basement Floor	4			Apprais Val		115,700	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality	1			Misc Imp Ovr Comment			
Fireplaces	1			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	100	5.18	1988	A		FR	50	300

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

