

Property Location: 26 WESTMINSTER ST

Vision ID: 1276

Account #1311

MAP ID:23/ 50/ 72/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/01/2016 11:14

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	116,900	116,900		
						RES LAND	101	82,600	82,600		
						RESIDENTL.	101	300	300		
SUPPLEMENTAL DATA						Total				199,800	199,800
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380248_2856047			Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#								

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	01/29/2014	U	I	100	1A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		18233/ 552	03/29/2010	U	I	188,000		2016	101	115,700	2015	101	107,000	2014	B	104,100
		02736/ 0306	08/23/1960	U	I	0		2016	101	80,100	2015	101	80,100	2014	L	82,700
								2016	101	300	2015	101	300	2014	O	300
								Total:		196,100	Total:		187,400	Total:		187,100

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

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	MA

NOTES

ADD KITCHEN CONVERTED TO LAUNDRY. IG
POOL FILLED IN

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	116,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	300
Appraised Land Value (Bldg)	82,600
Special Land Value	0
Total Appraised Parcel Value	199,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	199,800

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	
201402826	11/17/2014	54	FENCE	7,489	03/20/2015	100	03/20/2015	NVC	03/20/2015			317	15	PERMIT VISIT	
59	03/15/2010	5	DEMOLITION	3,000		0		POOL	02/25/2011			317	16	FIELDREV CHG	
266	08/01/1988	MN	Manual Note	2,500		0		DECK	03/30/2010			316	P0	INSPECTED	
									03/30/2010			316	14	INSPECTED	
									11/29/2003			274	3	MEAS+INSPCTD	

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	1.0300	5	1.0000	1.00	MA	1.00				1.00	5.05	82,600				
Total Card Land Units:							0.38	AC	Parcel Total Land Area:							0.38	AC	Total Land Value:							82,600

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:		100.92	
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost		177,110	
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		116,900	
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		20.22	25,229
EFP	ENCL PORCH	0	285		30.45	8,679
FFL	1ST FLOOR	1,248	1,248		100.92	125,945
GAR	GARAGE	0	264		40.52	10,697
WDK	WOOD DECK	0	465		14.11	6,560

