

Property Location: 26 WESTMINSTER ST

MAP ID: 23/ 50/ 72/ /

Bldg Name:

State Use: 101

Vision ID: 1276

Account #1311

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/14/2017 21:42

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 4ST 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		118,300		118,300									
													RES LAND		101		84,500		84,500									
													RESIDENTL.		101		300		300									
SUPPLEMENTAL DATA																												
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#																				
Total												203,100								203,100								
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	1	100 188,000 0		1A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value			
															2017	101	116,900		2016	101	115,700		2015	101	107,000			
															2017	101	82,600		2016	101	80,100		2015	101	80,100			
															2017	101	300		2016	101	300		2015	101	300			
															Total:	199,800		Total:		196,100		Total:		187,400				
EXEMPTIONS					OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)118,300 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)300 Appraised Land Value (Bldg)84,500 Special Land Value0 Total Appraised Parcel Value203,100 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value203,100											
Year	Type	Description			Amount		Code	Description			Number		Amount		Comm. Int.													
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																												
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		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 SF		5.17	1.0000	5	1.0000	1.00	MA	1.00								1.00	5.17	84,500	
Total Card Land Units:					0.38 AC		Parcel Total Land Area:					0.38 AC					Total Land Value:										84,500	

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:			106.98
Interior Floor 2							
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			187,745
AC Type	03		FULL	AYB			1960
Bedrooms	3			EYB			1980
Full Baths	2			Dep Code			AG
Half Baths	1			Remodel Rating			
Extra Fixtures	1			Year Remodeled			
Total Rooms	5			Dep %			37
Bath Style	A		AVERAGE	Functional ObsInc			
Kitchen Style	A		AVERAGE	External ObsInc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	4			Overall % Cond			63
Bsmt Garage				Apprais Val			118,300
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality	1			Misc Imp Ovr			0
Fireplaces	1			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		21.43	26,744	
EFP	ENCL PORCH	0	285		32.28	9,200	
FFL	1ST FLOOR	1,248	1,248		106.98	133,508	
GAR	GARAGE	0	264		42.95	11,340	
WDK	WOOD DECK	0	465		14.95	6,954	
Ttl. Gross Liv/Lease Area:		1,248	3,510	1,755		187,745	

