

Property Location

14 WESTMINSTER ST

Map ID

23/ 48/ 68/ /

Bldg Name

State Use

101

Vision ID

1273

Account #

1308

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 11:56:43

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW								
PINCINCE ROBERT D PINCINCE BARBARA J 14 WESTMINSTER ST EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed									
										RESIDNTL.	101	135200	135,200									
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	87100	87,100									
										RESIDNTL.	101	600	600									
		SUPPLEMENTAL DATA								Total				222,900	222,900							
GIS ID F_380032_2856018 Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
PINCINCE ROBERT D TAYLOR ELAINE D,		12466 04591		0542 0370		07-25-2002 05-17-1978		U U		I I		167,500 0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
												2019	101	131,600	2018	101	121,800	2017	101	119,400		
													101	84,500		101	84,500		101	82,600		
													101	600		101	600		101	600		
												Total		216700	Total	206900	Total	202600				
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int										
		Total		0.00																		
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name		B		Tracing		Batch														
0001						101		MA														
NOTES																						
BUILDING PERMIT RECORD																						
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								
									05-14-1980			500	3	MEAS+INSPCTD								
LAND LINE VALUATION SECTION																						
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing		Size A	Adj Unit Pric	Land Value		
1	101	ONE FAM	RB				16,350 SF	5.33	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.33	87,100	
Total Card Land Units							0.375	AC	Parcel Total Land Area:				0.3753	Total Land Value							87,100	

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 Sec # 1 of 1

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State Use 101
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 Story	Units	1	
Foundation	1		MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	95.74	
Interior Floor 2	4	CARPET	RCN	193,180	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1960	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	135,200	
FBM Sqft	642		Dep % Ovr		
FBM Quality	2		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
19	PATIO			L	120	5.75	1995	60	0.00	AV	F	0.90	400
01	SHED/MTL			L	96	5.18	2010	50	0.00	FR	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	988		22.64	22,368	
FFL	1ST FLOOR	1,300	1,300		112.97	146,862	
GAR	GARAGE	0	441		45.09	19,883	
WDK	WOOD DECK	0	256		15.89	4,067	
Ttl Gross Liv / Lease Area		1,300	2,985	1,710		193,180	

