

Property Location

26 WESTMINSTER ST

Map ID

23/ 50/ 72/ /

Bldg Name

State Use

101

Vision ID

1276

Account #

1311

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 11:57:09

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
MCCOY JAMES L MCCOY MONIQUE R 26 WESTMINSTER ST EAST LONGMEADOW MA 01028 GIS ID F_380248_2856047		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	130600	130,600												
						RES LAND	101	87100	87,100												
						RESIDNTL.	101	300	300												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
						Total		218,000	218,000												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
MCCOY JAMES L TURCOTTE MONIQUE MCCOLLUM ,MADELINE R		20178	0030	01-29-2014	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		18233	0552	03-29-2010	U	I	188,000		2019	101	127,200	2018	101	118,300	2017	101	116,900				
		02736	0306	08-23-1960	U	I	0			101	84,500		101	84,500		101	82,600				
										101	300		101	300		101	300				
		Total						212000		Total		203100		Total		199800					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int	APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 130,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 300 Appraised Land Value (Bldg) 87,100 Special Land Value 0 Total Appraised Parcel Value 218,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 218,000												
Total		0.00																			
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						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				POOL				317	16	FIELDREV CHG							
266	08-01-1988	MN	Manual Note	2,500				DECK				316	14	INSPECTED							
												316	P0	INSPECTED							
												274	3	MEAS+INSPCTD							
												170	3	MEAS+INSPCTD							
												131	2	MEASURED							
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

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	19	RANCH	Basement Floor	4		
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		Percentage
Exterior Wall 2			101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2	8	PLYWD PANL	Adj Base Rate		94.87	
Interior Floor 1	4	CARPET	RCN		207,226	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1960	
Heat Type	1	FORCED H/A	Effective Year Built		1981	
AC Type	03	FULL	Depreciation Code		AG	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	1		Depreciation %		37	
Extra Fixtures	1		Functional Obsol			
Total Rooms	5		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	A	AVERAGE	Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		63	
Extra Kitchens	0		RCNLD		130,600	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	998		Dep Ovr Comment			
FBM Quality	1		Misc Imp Ovr			
Fireplaces	1		Misc Imp Ovr Comment			
WS Flues			Cost to Cure Ovr			
Central Vac	0	NO	Cost to Cure Ovr Comment			
Frame	1	WOOD				

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
01	SHED/MTL			L	100	5.18	1988	50	0.00	FR	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,248		23.65	29,519	
EFB	ENCL PORCH	0	285		35.63	10,155	
FFL	1ST FLOOR	1,248	1,248		118.08	147,361	
GAR	GARAGE	0	264		47.41	12,516	
WDK	WOOD DECK	0	465		16.51	7,675	
Ttl Gross Liv / Lease Area		1,248	3,510	1,755		207,226	

