

Property Location

41 WESTMINSTER ST

Map ID

23/ 38/ 45/ /

Bldg Name

State Use

101

Vision ID

1262

Account #

1297

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 11:40:45

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW							
KEARNEY BRIAN A KEARNEY LISA M 41 WESTMINSTER ST EAST LONGMEADOW MA 01028 GIS ID F_380598_2855891		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed								
										RESIDNTL.	101	158500	158,500								
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	87100	87,100								
										RESIDNTL.	101	2000	2,000								
		SUPPLEMENTAL DATA								Total		247,600	247,600								
		Alt Prcl ID		Received																	
		SP Permit		NIA																	
		Chapter Land		Field 8																	
		OC Dates		Field 9																	
		In+Ex FY		Field 10																	
		Mailed		Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
KEARNEY BRIAN A SANDERELL,KATHLENE A SANDERELL,CHRISTOPHER A QUINLAN DENNIS M + REBECCA L, MILLER ELAINE R		16454	0512	01-10-2007	U	I	265,500	1	Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		14479	0123	09-08-2004	U	I	1		2020	101	150,700	2019	101	146,800	2018	101	136,400				
		10703	0566	03-29-1999	U	I	133,000		101	87,100	101	84,500	101	84,500							
		09963	0288	08-15-1997	U	I	122,000		101	2,000	101	2,000	101	2,000							
		02900	0235	08-28-1962	U	I	0	Total		239800	Total	233300	Total	222900							
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) 158,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,000 Appraised Land Value (Bldg) 87,100 Special Land Value 0 Total Appraised Parcel Value 247,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 247,600									
Total		0.00																			
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MA													
NOTES																					
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							
203	08-16-1999	17	DECK	6,500					05-26-2017			105	2	MEASURED							
90	05-24-1999	25	WINDOWS	5,000					05-12-2004			319	14	INSPECTED							
61	04-27-1998	10	SHED	700					03-31-2004			250	22	MAILER SENT							
									11-29-2003			274	2	MEASURED							
									11-04-1999			247	15	PERMIT VISIT							
									02-03-1999			105	15	PERMIT VISIT							
									07-17-1998			232	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

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	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	98.31	
Interior Floor 2			RCN	226,432	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1963	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	158,500	
FBM Sqft	936		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		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
02	SHED/FR			L	120	7.48	1998	70	0.00	GD	A	1.00	600
19	PATIO			L	143	5.75	1998	70	0.00	GD	A	1.00	600
19	PATIO			L	196	5.75	1998	70	0.00	GD	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,248		24.01	29,967	
FFL	1ST FLOOR	1,560	1,560		119.87	186,995	
PAT	PATIO	0	350		6.16	2,158	
WDK	WOOD DECK	0	436		16.77	7,312	
Ttl Gross Liv / Lease Area		1,560	3,594	1,889		226,432	

