

Property Location

25 WESTMINSTER ST

Map ID

23/ 41/ 51/ /

Bldg Name

State Use

101

Vision ID

1266

Account #

1301

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 11:41:18

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																							
RANDALL ALEX P 25 WESTMINSTER ST EAST LONGMEADOW MA 01028 GIS ID F_380273_2855848		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																									
										RESIDNTL.		101		149600		149,600																									
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		87100		87,100																									
										RESIDNTL.		101		200		200																									
SUPPLEMENTAL DATA																																									
Alt Prcl ID						Received																																			
SP Permit						NIA																																			
Chapter Land						Field 8																																			
OC Dates						Field 9																																			
In+Ex FY						Field 10																																			
Mailed						Assoc Pid#																																			
										Total		236,900		236,900																											
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
RANDALL ALEX P CHLOSTA JOSEPH E ARNTZ KAREN L, MUSCOLO GRACE A + J A VERDUCCI, MUSCOLO GRACE A		22142		0555		04-23-2018		Q		I		241,000		00		Year		Code		Assessed		Year		Code		Assessed															
		18801		0054		06-10-2011		U		I		100		1A		2020		101		141,900		2019		101		120,000															
		17416		0288		09-08-2008		U		I		185,000						101		87,100		2018		101		84,500															
		09875		0014		05-29-1997		U		I		1		1A				101		200				101		200															
		02735		0082		03-24-1960		U		I		0																													
Total										229200		Total		204700		Total		196100																							
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																																									
																		Appraised BLDG. Value (Card)																							
																		Appraised Xf (B) Value (Bldg)																							
																		Appraised Ob (B) Value (Bldg)																							
Appraised Land Value (Bldg)																																									
Special Land Value																																									
Total Appraised Parcel Value																																									
Valuation Method																																									
Adjustment																																									
Net Total Appraised Parcel Value																																									
236,900																																									
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													
201803320		12-20-2018		91		INSULATION		3,600				0						06-10-2019						334		2		MEASURED													
201302221		06-20-2013		12		REROOF		18,000		06-02-2014		100		06-02-2014		INCLUDES WIN & S		06-02-2014						317		15		PERMIT VISIT													
261		08-29-2011		12		REROOF		5,800								MAIN HOUSE ONLY		06-01-2012						317		15		PERMIT VISIT													
																		11-29-2003						274		3		MEAS+INSPCTD													
																		05-28-1992						131		14		INSPECTED													
																		08-12-1991						131		2		MEASURED													
																		07-09-1980						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					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	4	CARPET
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	Percentage
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	4	CARPET	Adj Base Rate		99.28
Interior Floor 2	3	HARDWOOD	RCN		213,673
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		03
Half Baths	1		Year Remodeled		2013
Extra Fixtures	0		Depreciation %		30
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens			Overall % Condition		70
Extra Kitchen St			RCNLD		149,600
FBM Sqft	624		Dep % Ovr		
FBM Quality	1		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
01	SHED/MTL			L	80	5.18	1975	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	1,248		23.29	29,063	
FFL	1ST FLOOR	1,468	1,468		116.25	170,659	
GAR	GARAGE	0	264		46.68	12,323	
PAT	PATIO	0	288		5.65	1,628	
Ttl Gross Liv / Lease Area		1,468	3,268	1,838		213,673	

