

Property Location

15 WESTMINSTER ST

Vision ID

1268

Account #

1303

Map ID

23/ 43/ 55/ /

Bldg #

1

Bldg Name

Sec # 1 of 1

Card #

1 of 1

State Use

101

Print Date

11-03-2020 11:41:35

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW													
NEWTON DALE B 15 WESTMINSTER ST EAST LONGMEADOW MA 01028 GIS ID F_380057_2855819		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed															
										RESIDNTL.		101		110700		110,700															
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		87100		87,100															
		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								197,800		197,800											
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
NEWTON DALE B		03989 0134		06-19-1974		U		I		0				Year		Code		Assessed		Year		Code		Assessed							
														2020		101		105,100		2019		101		102,300		2018		101		94,800	
																101		87,100				101		84,500				101		84,500	
														Total				192200		Total				186800		Total				179300	
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														APPRAISED VALUE SUMMARY																	
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)								110,700													
0001						101		MA		Appraised Xf (B) Value (Bldg)								0													
														Appraised Ob (B) Value (Bldg)								0									
														Appraised Land Value (Bldg)								87,100									
														Special Land Value								0									
														Total Appraised Parcel Value								197,800									
														Valuation Method								C									
														Adjustment																	
														Net Total Appraised Parcel Value								197,800									
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			
																		05-26-2017						105		2		MEASURED			
																		03-31-2004						274		2		MEASURED			
																		11-29-2003						274		2		MEASURED			
																		04-27-1992						107		22		MAILER SENT			
																		08-12-1991						131		2		MEASURED			
																		08-04-1980						500		1		LEFT NOTICE			
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	1	WOOD SHING	Code	Description	
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			Adj Base Rate	105.49	
Interior Floor 1	4	CARPET	RCN	194,292	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1964	
Heat Type	1	FORCED H/A	Effective Year Built	1975	
AC Type	03	FULL	Depreciation Code	AV	
Bedrooms	4		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %	43	
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		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	57	
Extra Kitchens	0		RCNLD	110,700	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	989		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,248		25.01	31,217
CPT	CARPORT	0	312		12.41	3,871
FFL	1ST FLOOR	1,248	1,248		124.87	155,833
WDK	WOOD DECK	0	192		17.56	3,371
Ttl Gross Liv / Lease Area		1,248	3,000	1,556		194,292

