

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 #

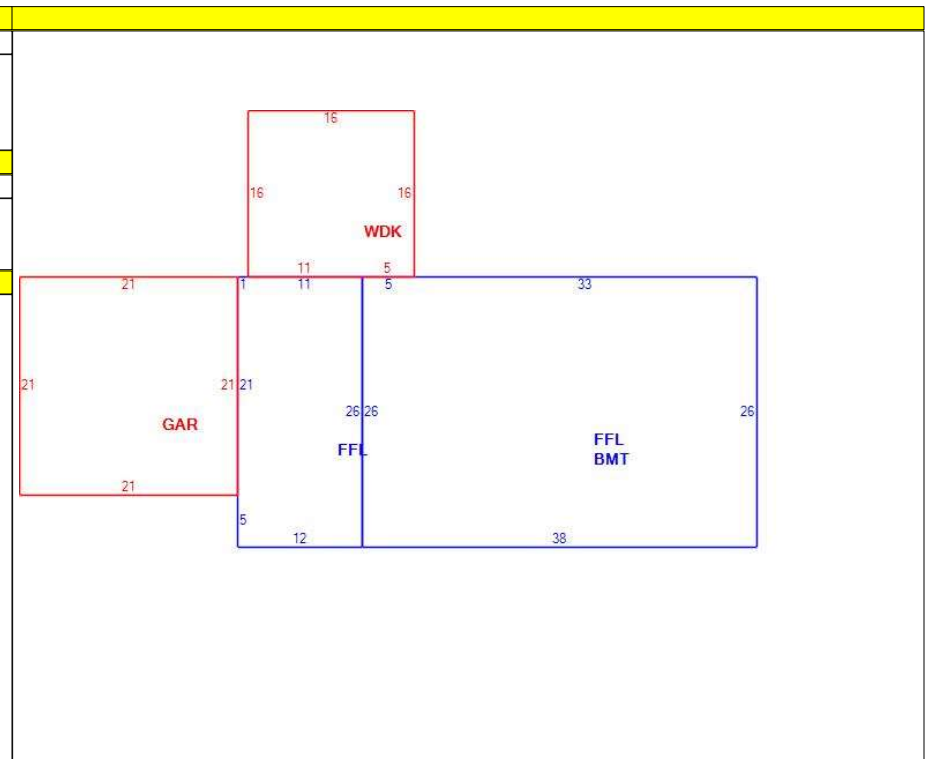
1 of 1

Print Date

11-03-2020 11:42:16

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 GIS ID F_380032_2856018		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed											
										RESIDNTL.	101	142500	142,500											
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	87100	87,100											
										RESIDNTL.	101	600	600											
		SUPPLEMENTAL DATA								Total				230,200	230,200									
		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		0542		07-25-2002		U		I		167,500				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		04591		0370		05-17-1978		U		I		0				2020	101	135,200	2019	101	131,600	2018	101	121,800
															101	87,100		101	84,500		101	84,500		
															101	600		101	600		101	600		
														Total		222900	Total		216700	Total		206900		
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	VISIT / CHANGE HISTORY															
									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		

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	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	3	HARDWOOD	Adj Base Rate	101.85	
Interior Floor 2	4	CARPET	RCN	203,629	
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	142,500	
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		23.86	23,578	
FFL	1ST FLOOR	1,300	1,300		119.08	154,806	
GAR	GARAGE	0	441		47.52	20,958	
WDK	WOOD DECK	0	256		16.75	4,287	
Ttl Gross Liv / Lease Area		1,300	2,985	1,710		203,629	

