

Property Location		26 WESTMINSTER ST		Map ID		23/ 50/ 72/ 1		Bldg Name		Sec # 1 of 1		Card # 1 of 1		State Use 101		Print Date 11-03-2020 11:42:42	
Vision ID		1276		Account #		1311		Bldg #		1							

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	137300	137,300		
						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		224,700	224,700		

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		2020	101	130,600	2019	101	127,200	2018	101	118,300
		02736	0306	08-23-1960	U	I	0			101	87,100		101	84,500		101	84,500
										101	300		101	300		101	300
		Total						218000		Total		212000		Total		203100	

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) 137,300 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 224,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 224,700									
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	02-25-2011			317	16	FIELDREV CHG	
266	08-01-1988	MN	Manual Note	2,500				DECK	03-30-2010			316	14	INSPECTED	
									03-30-2010			316	P0	INSPECTED	
									11-29-2003			274	3	MEAS+INSPCTD	
									05-21-1992			170	3	MEAS+INSPCTD	
									08-12-1991			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	
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	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	100.93	
Interior Floor 2			RCN	217,861	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1960	
AC Type	03	FULL	Effective Year Built	1981	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	5		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	63	
Extra Kitchen St			RCNLD	137,300	
FBM Sqft	998		Dep % Ovr		
FBM Quality	1		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
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		24.87	31,034	
EFB	ENCL PORCH	0	285		37.46	10,676	
FFL	1ST FLOOR	1,248	1,248		124.14	154,923	
GAR	GARAGE	0	264		49.84	13,159	
WDK	WOOD DECK	0	465		17.35	8,069	
Ttl Gross Liv / Lease Area		1,248	3,510	1,755		217,861	

