

Property Location

30 WESTMINSTER ST

Map ID

23/ 51/ 74/ /

Bldg Name

State Use

101

Vision ID

1277

Account #

1312

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 11:42:53

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW									
THETREULT FRANK J III THETREULT MARY A 30 WESTMINSTER ST EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed										
										RESIDNTL.	101	114400	114,400										
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	87100	87,100										
										RESIDNTL.	101	900	900										
		SUPPLEMENTAL DATA								Total				202,400		202,400							
GIS ID		F_380356_2856062		Mailed		Alt Prcl ID		Received															
						SP Permit		NIA															
						Chapter Land		Field 8															
						OC Dates		Field 9															
						In+Ex FY		Field 10															
						Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
THETREULT FRANK J III		04440 0164		06-23-1977		U		I		0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
												2020	101	108,500	2019	101	105,600	2018	101	97,700			
													101	87,100		101	84,500		101	84,500			
													101	900		101	900		101	900			
												Total		196500		Total		191000		Total		183100	
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														APPROAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)								114,400					
0001						101		MA		Appraised Xf (B) Value (Bldg)								0					
										Appraised Ob (B) Value (Bldg)								900					
										Appraised Land Value (Bldg)								87,100					
										Special Land Value								0					
										Total Appraised Parcel Value								202,400					
										Valuation Method								C					
										Adjustment													
										Net Total Appraised Parcel Value								202,400					
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								
										09-19-2014			317	2	MEASURED								
										11-29-2003			274	3	MEAS+INSPCTD								
										08-12-1991			131	3	MEAS+INSPCTD								
										05-21-1980			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	6	
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	Percentage		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	109.52	
Interior Floor 2			RCN	181,508	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1960	
AC Type	01	NONE	Effective Year Built	1981	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	114,400	
FBM Sqft	702		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	192	7.48	1965	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	936		25.61	23,970
EPF	ENCL PORCH	0	180		38.46	6,922
FFL	1ST FLOOR	936	936		128.18	119,980
GAR	GARAGE	0	528		51.22	27,047
OPF	OPEN PORCH	0	252		12.72	3,205
PAT	PATIO	0	64		6.01	385
Ttl Gross Liv / Lease Area		936	2,896	1,416		181,508

