

Property Location

42 WESTMINSTER ST

Map ID

23/ 53/ 78/ /

Bldg Name

State Use

101

Vision ID

1279

Account #

1314

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 11:43:15

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
TOBIASZ JONATHAN EDWARDS TOBIASZ SARAYA L 42 WESTMINSTER ST EAST LONGMEADOW MA 01028 GIS ID F_380572_2856090		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed												
										RESIDNTL.	101	127100	127,100												
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	87100	87,100												
										RESIDNTL.	101	200	200												
		SUPPLEMENTAL DATA								Total				214,400		214,400									
		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)											
TOBIASZ JONATHAN SLEATOR CAROL SUE BROWN SHIRLEY A		23426		316		09-18-2020		Q		I		260,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		21969		0414		12-01-2017		U		I		100		1A		2020	101	105,100	2019	101	102,200	2018	101	94,500	
		03133		0209		08-16-1965		U		I		0					101	87,100		101	84,500		101	84,500	
														Total		192200		Total		186700		Total		179000	
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)								127,100							
0001						101		MA		Appraised Xf (B) Value (Bldg)								0							
										Appraised Ob (B) Value (Bldg)								200							
										Appraised Land Value (Bldg)								87,100							
										Special Land Value								0							
										Total Appraised Parcel Value								214,400							
										Valuation Method								C							
										Adjustment															
										Net Total Appraised Parcel Value								214,400							
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											
202000724	02-25-2020	8	RENOVATION	35,100	06-24-2020	100	06-24-2020	REPAIR DAMAGE C	06-24-2020			334	15	PERMIT VISIT											
195	08-09-1999	17	DECK	1,800					09-19-2014			317	2	MEASURED											
									11-29-2003			274	3	MEAS+INSPCTD											
									11-04-1999			247	15	PERMIT VISIT											
									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	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	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			COST / MARKET VALUATION		
Interior Floor 1	5	LINO/VINYL	Adj Base Rate	103.36	
Interior Floor 2	3	HARDWOOD	RCN	201,681	
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	4		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	127,100	
FBM Sqft	312		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		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	64	5.18	2016	60	0.00	AV	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,248		24.60	30,707	
CPT	CARPORT	0	225		12.56	2,825	
EFB	ENCL PORCH	0	260		36.85	9,580	
FFL	1ST FLOOR	1,248	1,248		122.83	153,287	
STG	STORAGE	0	35		49.13	1,720	
WDK	WOOD DECK	0	204		17.46	3,562	
Ttl Gross Liv / Lease Area		1,248	3,220	1,642		201,681	

