

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
PINCINCE ROBERT D PINCINCE BARBARA J 14 WESTMINSTER ST EAST LONGMEADOW MA 01028 GIS ID F_380032_2856018												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	148600		148,600									
												RES LAND		101	94200		94,200									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	600		600									
				SUPPLEMENTAL DATA								Total		243,400		243,400										
				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)										
PINCINCE ROBERT D TAYLOR ELAINE D,				12466 04591		0542 0370		07-25-2002 05-17-1978		U U		I I		167,500 0		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
														2021		101	142,500	2020	101	135,200	2019	101	131,600			
																101	87,100		101	87,100		101	84,500			
																101	600		101	600		101	600			
				Total										Total		230,200		Total		222,900		Total		216,700		
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																										
												Appraised BLDG. Value (Card)										148,600				
												Appraised Xf (B) Value (Bldg)										0				
												Appraised Ob (B) Value (Bldg)										600				
												Appraised Land Value (Bldg)										94,200				
												Special Land Value										0				
												Total Appraised Parcel Value										243,400				
												Valuation Method										C				
												Adjustment														
												Net Total Appraised Parcel Value										243,400				
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	
																		10-03-2014					317	3	MEAS+INSPECT	
																		09-26-2014					317	16	FIELDREV CHG	
																		11-29-2003					274	3	MEAS+INSPECT	
																		05-11-1992					131	14	INSPECTED	
																		08-12-1991					131	2	MEASURED	
																		05-14-1980					500	3	MEAS+INSPECT	
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	5.76	1.000	5	LAND	1.00	MA	1.00				0			1.000	5.76	94,200	
Total Card Land Units								0.38	AC	Parcel Total Land Area: 0.38								Total Land Value								94,200

Property Location 14 WESTMINSTER ST
 Vision ID 1273 Account # 1308

Map ID 23/ 48/ 68/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11/3/2021 3:11:49 PM

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	
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	106.95	
Interior Floor 2	4	CARPET	RCN	212,350	
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	148,600	
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		24.89	24,588	
FFL	1ST FLOOR	1,300	1,300		124.18	161,436	
GAR	GARAGE	0	441		49.56	21,856	
WDK	WOOD DECK	0	256		17.46	4,471	
Ttl Gross Liv / Lease Area		1,300	2,985	1,710		212,350	

