

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	166100		166,100											
												RES LAND		101	103500		103,500											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	600		600											
				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		270,200		270,200												
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	
																		2022		101	148,600	2021	101	142,500	2020	101	135,200	
																				101	94,200		101	87,100		101	87,100	
																				101	600		101	600		101	600	
				Total												Total		243,400		Total		230,200		Total		222,900		
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				Tracing				Batch				APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 166,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 600 Appraised Land Value (Bldg) 103,500 Special Land Value 0 Total Appraised Parcel Value 270,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 270,200														
0001						101				MA																		
NOTES																												
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 09-26-2014 11-29-2003 05-11-1992 08-12-1991 05-14-1980					317 317 274 131 131 500	3 16 3 14 2 3	MEAS+INSPCTD FIELDREV CHG MEAS+INSPCTD INSPECTED MEASURED 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	6.33	1.000	5	LAND	1.00	MA	1.00				0			1.000	6.33	103,500			
Total Card Land Units								0.38	AC	Parcel Total Land Area: 0.38								Total Land Value										103,500

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 12/12/2022 2:13:27 P

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	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	119.82	
Interior Floor 2	4	CARPET	RCN	237,278	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1960	
AC Type	03	FULL	Effective Year Built	1991	
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	166,100	
FBM Sqft	642		Dep % Ovr		
FBM Quality	3		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		27.57	27,235	
FFL	1ST FLOOR	1,300	1,300		137.55	178,818	
GAR	GARAGE	0	441		54.90	24,209	
WDK	WOOD DECK	0	256		27.40	7,015	
Ttl Gross Liv / Lease Area		1,300	2,985			237,278	

