

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	180800						180,800							
												RES LAND		101	113800						113,800							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1000						1,000							
				SUPPLEMENTAL DATA								Total		295,600		295,600												
				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	0542	07-25-2002	U	I	167,500				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				04591	0370	05-17-1978	U	I	0		2023	101	166,100	2022	101	148,600	2021	101	142,500									
											101	103,500		101	94,200		101	87,100										
											101	600		101	600		101	600										
				Total								Total		270,200	Total		243,400	Total		230,200								
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																										
ASSESSING NEIGHBORHOOD																												
Nbhd		Nbhd Name			Tracing			Batch			Appraised BLDG. Value (Card) 180,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,000 Appraised Land Value (Bldg) 113,800 Special Land Value 0 Total Appraised Parcel Value 295,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 295,600																	
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					317	3	MEAS+INSPCTD			
																		09-26-2014					317	16	FIELDREV CHG			
																		11-29-2003					274	3	MEAS+INSPCTD			
																		05-11-1992					131	14	INSPECTED			
																		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	6.96	1.000	5	LAND	1.00	MA	1.00				0			1.000	6.96	113,800			
Total Card Land Units								0.38	AC	Parcel Total Land Area: 0.38								Total Land Value										113,800

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 11/13/2023 7:26:17 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	
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	132.01	
Interior Floor 2	4	CARPET	RCN	258,305	
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	180,800	
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	8.00	1995	60	0.00	AV	F	0.90	500
01	SHED/MTL			L	96	10.00	2010	50	0.00	FR	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	988		30.01	29,649	
FFL	1ST FLOOR	1,300	1,300		149.74	194,665	
GAR	GARAGE	0	441		59.76	26,355	
WDK	WOOD DECK	0	256		29.83	7,637	
Ttl Gross Liv / Lease Area		1,300	2,985			258,305	

