

Property Location		57 HILLSIDE DR		Map ID		49/ 6/ 40/ /		Bldg Name		State Use 101	
Vision ID		3957		Account #		4023		Bldg # 1		Sec # 1 of 1	
				Card # 1 of 1						Print Date 11/14/2023 3:15:28 A	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
COONEY SEAN M 57 HILLSIDE DR EAST LONGMEADOW MA 01028 GIS ID F_384937_2851955						Description	Code	Appraised	Assessed		
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	157300	157,300			
					RES LAND	101	136400	136,400			
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	1100	1,100			
SUPPLEMENTAL DATA						Total				294,800	294,800
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)									
COONEY SEAN M GARBER WILLIAM D	22914	0493	10-23-2019	Q	I	233,000	00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
	02865	0026	03-02-1962	U	I	0		2023	101	144,300	2022	101	129,200	2021	101	123,900		
									101	124,100		101	111,900		101	103,500		
									101	700		101	700		101	700		
Total									269,100		Total		241,800		Total		228,100	

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								APPRAISED VALUE SUMMARY										
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)										157,300
0001				101		MG		Appraised Xf (B) Value (Bldg)										0
NOTES								Appraised Ob (B) Value (Bldg)										1,100
								Appraised Land Value (Bldg)										136,400
								Special Land Value										0
								Total Appraised Parcel Value										294,800
								Valuation Method										C
								Adjustment										
								Net Total Appraised Parcel Value										294,800

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			
202200307	01-26-2022	62	SOLAR	25,000	03-18-2022	100	03-18-2022	REAR HOUSE	05-11-2018			333	3	MEAS+INSPCTD			
									10-09-2009			317	14	INSPECTED			
									10-02-2009			375	2	MEASURED			
									07-02-2002			274	3	MEAS+INSPCTD			
									02-28-1992			131	3	MEAS+INSPCTD			
									11-19-1980			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	RA				16,050	SF	7.08	1.200	7	LAND	1.00	MG	1.00			0		1.000	8.5	136,400		
Total Card Land Units							0.37	AC	Parcel Total Land Area:							0.37	Total Land Value							136,400

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	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	143.05	
Interior Floor 2			RCN	224,643	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1957	
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	1		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	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	157,300	
FBM Sqft			Dep % Ovr		
FBM Quality			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
02	SHED/FR			L	100	12.00	2009	70	0.00	GD	G	1.25	1,100
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2022	70	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value							
BMT	BASEMENT	0	1,008		32.18	32,436							
EFB	ENCL PORCH	0	120		80.29	9,634							
FFL	1ST FLOOR	1,008	1,008		160.57	161,859							
GAR	GARAGE	0	308		64.13	19,751							
PAT	PATIO	0	120		8.03	963							
Ttl Gross Liv / Lease Area		1,008	2,564			224,643							

