

State Use 101
Print Date 11/20/2025 12:30:44

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
SHEEHAN CHRISTOPHER SHEEHAN SHEILA 166 PORTER RD EAST LONGMEADOW MA 01028 GIS ID F_387010_2854798												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	343300		343,300												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	131400		131,400												
												RESIDNTL.		101	5100		5,100												
				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		479,800		479,800													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
SHEEHAN CHRISTOPHER HUTCHISON JOSEPH B III CLARK EDWARD A, GARIC ENTERPRISES LLC, SOKOLOWSKI ,SONDRA L G				25023	0214	05-30-2023	Q	I			520,000	00	Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				19904	0266	07-03-2013	Q	I			287,500	00			2025	101	320,500	2024	101	280,200	2023	101	236,600						
				17068	0467	12-12-2007	U	I			279,100				101	131,400		101	131,400		101	118,200							
				15190	0528	07-01-2005	U	I			303,000				101	1,200		101	1,200		101	1,200							
				12043	0598	12-19-2001	U	I			1	1			Total	453,100	Total	412,800	Total	356,000									
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 Appraised BLDG. Value (Card) 343,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 5,100 Appraised Land Value (Bldg) 131,400 Special Land Value 0 Total Appraised Parcel Value 479,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 479,800															
Nbhd		Nbhd Name						Tracing			Batch																		
0001								101			MG																		
NOTES														8/2026 SIDING COMPLETE															
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				
B-25-403		07-10-2025		21		SIDING		26,000		06-12-2025		0		06-12-2025		VINYL POOL		06-13-2025					400	15	PERMIT VISIT				
B-25-199		04-14-2025		12		REROOF		5,000				100						07-03-2018					333	3	MEAS+INSPCTD				
201902605		08-06-2019		91		INSULATION		539				0						10-08-2010					311	3	MEAS+INSPCTD				
192		07-19-1995		MN		Manual Note		3,300										10-04-2010					311	1	LEFT NOTICE				
																		09-04-2002				250	22	MAILER SENT					
																		08-29-2002				274	2	MEASURED					
																		12-28-1995				107	15	PERMIT VISIT					
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				30,000	SF	4.05	1.200	7	LAND	1.00	MG	1.00					0	TRF1	0.9	1.000	4.38	131,400			
Total Card Land Units 0.69 AC Parcel Total Land Area: 0.69																		Total Land Value 131,400											

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B-	GOOD (-)	Bsmt Garage	0	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2	12	BOARD+BATT	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	136.00	
Interior Floor 2			RCN	445,903	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1972	
AC Type	01	NONE	Effective Year Built	2002	
Bedrooms	4		Depreciation Code	GV	
Full Baths	2		Remodel Rating	04	
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	23	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St	N	NONE	RCNLD	343,300	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	0		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
07	POOL A-C	OB	Outbuildi	L	24	69.00	2010	70	0.00	GD	A	1.00	1,200
02	SHED/FR			L	192	12.00	2024	70	0.00	GD	A	1.00	1,600
19	PATIO			L	328	8.00	2019	70	0.00	GD	G	1.25	2,300

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,104		33.86	37,384
FFL	1ST FLOOR	1,104	1,104		169.16	186,752
GAR	GARAGE	0	520		67.66	35,185
OPF	OPEN PORCH	0	48		17.62	846
SFL	2ND FLOOR	988	988		169.16	167,129
WDK	WOOD DECK	0	552		33.71	18,607
Ttl Gross Liv / Lease Area		2,092	4,316			445,903

