

State Use 101
Print Date 11/20/2025 12:47:01

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
COONEY SEAN M 57 HILLSIDE DR EAST LONGMEADOW MA 01028 GIS ID F_384937_2851955												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		187400		187,400																			
												RES LAND		101		136400		136,400																			
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		1100		1,100																			
				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		324,900		324,900																			
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 02865		0493 0026		10-23-2019 03-02-1962		Q U		I I		233,000 0		00		Year	Code		Assessed		Year	Code		Assessed		Year	Code		Assessed						
																		2025	101		170,200		2024	101		157,300		2023	101		144,300						
																				101		136,400		101		136,400		101		124,100							
																						1,100		101		1,100		101		700							
																		Total		307,700		Total		294,800		Total		269,100									
EXEMPTIONS						OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor																			
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																					
																		APPRAISED VALUE SUMMARY																			
																		Appraised BLDG. Value (Card)				187,400															
																		Appraised Xf (B) Value (Bldg)				0															
																		Appraised Ob (B) Value (Bldg)				1,100															
																		Appraised Land Value (Bldg)				136,400															
																		Special Land Value				0															
																		Total Appraised Parcel Value				324,900															
																		Valuation Method				C															
																		Adjustment																			
																		Net Total Appraised Parcel Value				324,900															
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	Central Vac	0	NO	
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE	
Grade	C	AVERAGE	Bsmt Garage			
Stories	1.00	1 STORY	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2			101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		173.86	
Interior Floor 1	3	HARDWOOD	RCN		267,746	
Interior Floor 2			Net Other Adj			
Heat Fuel	1	OIL	Year Built		1957	
Heat Type	1	FORCED H/A	Effective Year Built		1995	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	0		Depreciation %		30	
Extra Fixtures	1		Functional Obsol			
Total Rooms	5		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		70	
Extra Kitchens	0		RCNLD		187,400	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
FIN ATC Sqft			Misc Imp Ovr Comment			
FIN ATC Quality			Cost to Cure Ovr			
Fireplaces	1		Cost to Cure Ovr Comment			
WS Flues						

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	2023	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		38.35	38,660
EFP	ENCL PORCH	0	120		95.69	11,483
FFL	1ST FLOOR	1,008	1,008		191.38	192,915
GAR	GARAGE	0	308		76.43	23,540
PAT	PATIO	0	120		9.57	1,148
Ttl Gross Liv / Lease Area		1,008	2,564			267,746

