

State Use 101
Print Date 12/19/2019 7:53:32 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
MAGNANI MARC A MAGNANI LAURIE A 35 AINSLIE DR EAST LONGMEADOW MA 01028 GIS ID F_395496_2839592 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	138200		138,200										
												RES LAND		101	114800		114,800										
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	7500		7,500										
				SUPPLEMENTAL DATA																							
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10																			
				Mailed				Assoc Pid#						Total		260,500		260,500									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
MAGNANI MARC A MAGNANI,MARC A HOGAN EDWARD F + ADELAIDE A,				15843 0049		04-18-2006		U		I		100		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				15461 0149		11-01-2005		U		I		315,000				2019	101	134,700	2018	101	122,400	2017	101	122,200			
				03308 0533		12-15-1967		U		I		0					101	111,600		101	111,600		101	109,600			
																	101	7,500		101	600		101	600			
				Total										Total		253800		Total		234600		Total		232400			
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																		APPROAISED VALUE SUMMARY									
Nbhd		Nbhd Name				B		Tracing				Batch															
0001								101				MG															
NOTES																		Appraised BLDG. Value (Card) 138,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 7,500 Appraised Land Value (Bldg) 114,800 Special Land Value 0 Total Appraised Parcel Value 260,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 260,500									
																										BUILDING PERMIT RECORD	
Permit Id		Issue Date		Type	Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is	Id	Cd	Purpose/Result			
20190182989		05-16-2019 01-01-1982		25 MN	WINDOWS Manual Note		4,650				0				INC ENTRY DOOR GARAGE		04-25-2018					333	3	MEAS+INSPCTD			
																	06-17-2005					274	14	INSPECTED			
																	06-10-2005					250	22	MAILER SENT			
																	06-09-2005					274	2	MEASURED			
																	01-10-2000					247	14	INSPECTED			
																	11-18-1999					247	2	MEASURED			
																	07-08-1992					131	14	INSPECTED			
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				40,000 SF		2.39		1.190	7	LAND	1.00	MG	1.00							1.000	2.84	113,600	
1	101	ONE FAM		RA				0.170 AC		7,000.00		1.000	0		1.00	MG	1.00							1.000	7,000.00	1,200	
Total Card Land Units								1.088 AC		Parcel Total Land Area: 1.0883								Total Land Value								114,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Basement Floor	6	CERAMIC TILE
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	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		101.59
Interior Floor 1	3	HARDWOOD	RCN		197,423
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1966
Heat Type	3	FORCED H/W	Effective Year Built		1988
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		138,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft	728		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		Cost to Cure Ovr		
Central Vac	1	YES	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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	130	7.48	1975	60	0.00	AV	A	1.00	600
02	SHED/FR			L	240	7.48	2013	60	0.00	AV	A	1.00	1,100
12	POOL I-G			L	240	40.00	2010	60	0.00	AV	A	1.00	5,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,040	1,040		124.64	129,621	
GAR	GARAGE	0	528		49.81	26,298	
LLV	LOWR LEVEL	0	1,040		31.16	32,405	
PAT	PATIO	0	384		6.17	2,368	
WDK	WOOD DECK	0	384		17.53	6,730	
Ttl Gross Liv / Lease Area		1,040	3,376	1,584		197,423	

