

Property Location

35 AINSLIE DR

Map ID

95/ 31/ 36/ /

Bldg Name

State Use

101

Vision ID

6141

Account #

6224

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 11:12:43

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
MAGNANI MARC A MAGNANI LAURIE A 35 AINSLIE DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	145200	145,200		
						RES LAND	101	114800	114,800		
						RESIDNTL.	101	7500	7,500		
		DRAINAGE		VIEW	COMMUNITY						
		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#					
GIS ID F_395496_2839592						Total				267,500	267,500

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		2020	101	138,200	2019	101	134,700	2018	101	122,400
		03308	0533	12-15-1967	U	I	0			101	114,800		101	111,600		101	111,600
										101	7,500		101	7,500		101	600
		Total						Total		260500	Total		253800	Total		234600	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	YEAR	Amount										
Total			0.00														

ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)					145,200				
0001						101		MG		Appraised Xf (B) Value (Bldg)					0				
NOTES										Appraised Ob (B) Value (Bldg)					7,500				
										Appraised Land Value (Bldg)					114,800				
										Special Land Value					0				
										Total Appraised Parcel Value					267,500				
										Valuation Method					C				
										Adjustment									
										Net Total Appraised Parcel Value					267,500				

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					
201901829	05-16-2019	25	WINDOWS	4,650	05-22-2020	100	05-22-2020	GAR AND ENTRY D	05-22-2020			400	15	PERMIT VISIT					
89	01-01-1982	MN	Manual Note					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					

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	1.00	MG	1.00			0		1.000	2.84	113,600		
1	101	ONE FAM	RA				0.170	AC	7,000	1.000	0	1.00	MG	1.00			0		1.000	7,000	1,200		
Total Card Land Units							1.088	AC	Parcel Total Land Area: 1.0883							Total Land Value							114,800

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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	
Exterior Wall 2			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	107.87	
Interior Floor 2			RCN	207,370	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1966	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		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	145,200	
FBM Sqft	728		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	1	YES	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	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		130.92	136,152	
GAR	GARAGE	0	528		52.32	27,623	
LLV	LOWR LEVEL	0	1,040		32.73	34,038	
PAT	PATIO	0	384		6.48	2,487	
WDK	WOOD DECK	0	384		18.41	7,069	
Ttl Gross Liv / Lease Area		1,040	3,376	1,584		207,370	

