

State Use 101
Print Date 11/22/2025 11:53:59 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
GUTHRIE MARK 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		RESIDNTL.		101	214200		214,200										
												RES LAND		101	150800		150,800										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	8400		8,400										
				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		373,400		373,400											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)														
GUTHRIE MARK MAGNANI MARC A MAGNANI,MARC A HOGAN EDWARD F + ADELAIDE A,				23492 0046		10-23-2020		Q	I	310,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				15843 0049		04-18-2006		U	I	100		1A	2025	101	191,900	2024	101	177,900	2023	101	163,800						
				15461 0149		11-01-2005		U	I	315,000				101	150,800		101	150,800		101	137,600						
				03308 0533		12-15-1967		U	I	0				101	8,400		101	8,400		101	7,500						
				Total								Total		351,100		Total		337,100		Total		308,900					
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) 214,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 8,400 Appraised Land Value (Bldg) 150,800 Special Land Value 0 Total Appraised Parcel Value 373,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 373,400															
Nbhd		Nbhd Name				Tracing				Batch																	
0001						101				MG																	
NOTES																											
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				
202101733		05-10-2021		91	INSULATION		7,000		05-22-2020		0	05-22-2020		GAR AND ENTRY D GARAGE		05-22-2020					400	15	PERMIT VISIT				
201901829		05-16-2019		25	WINDOWS		4,650				100					04-25-2018					333	3	MEAS+INSPCTD				
89		01-01-1982		MN	Manual Note			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	3.12	1.200	7	LAND	1.00	MG	1.00				0		1.000	3.74	149,600		
1	101	ONE FAM		RA				0.170		AC	7,000.00	1.000	0		1.00	MG	1.00				0		1.000	7,000	1,200		
Total Card Land Units								1.09		AC	Parcel Total Land Area:				1.09		Total Land Value								150,800		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	6	CERAMIC TILE
Grade	C	AVERAGE	Bsmt Garage		
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	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	167.67	
Interior Floor 2			RCN	305,950	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1966	
AC Type	01	NONE	Effective Year Built	1995	
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	214,200	
FBM Sqft	728		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	1		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	12.00	1975	60	0.00	AV	A	1.00	900
02	SHED/FR			L	240	12.00	2013	60	0.00	AV	A	1.00	1,700
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		190.39	198,001
GAR	GARAGE	0	528		76.08	40,171
LLV	LOWR LEVEL	0	1,040		47.60	49,500
PAT	PATIO	0	384		9.42	3,617
WDK	WOOD DECK	0	384		38.18	14,660
Ttl Gross Liv / Lease Area		1,040	3,376			305,950

