

Property Location

42 VOYER AV

Map ID

4A/ 25/ A/ /

Bldg Name

State Use

101

Vision ID

4020

Account #

4086

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 12:10:20

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
GAGNER WADE H GAGNER SANDRA J 42 VOYER AVE EAST LONGMEADOW MA 01028 GIS ID F_377347_2852048		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	67600	67,600		
						RES LAND	101	94600	94,600		
						RESIDNTL.	101	17800	17,800		
		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#					
						Total				180,000	180,000

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GAGNER WADE H GAGNER HAROLD H + PRISCILLA A,		12076	0022	12-31-2001	U	I	140,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		02670	0260	04-16-1959	U	I	0		2019	101	66,300	2018	101	61,600	2017	101	60,800
										101	91,700		101	91,700		101	89,500
										101	17,800		101	17,800		101	17,800
		Total						Total		175800	Total		171100	Total		168100	

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)					67,600				
0001						101		MA		Appraised Xf (B) Value (Bldg)					0				
NOTES PART OF HOUSE IS ADD-ON SUB DIV 736 - FY13 SUB DIV 1084 BK PLANS 360-656 SHOWS LOT 2B TO BECOME PART OF 42 VOYER BUT DUE TO DEED TRANSFER TO WADE ONLY MUST KEEP AS SEPARATE PARCEL. FY15 GAR/LOFT EST 40X24 LETTER LEFT TO										Appraised Ob (B) Value (Bldg)					17,800				
										Appraised Land Value (Bldg)					94,600				
										Special Land Value					0				
										Total Appraised Parcel Value					180,000				
										Valuation Method					C				
										Adjustment									
										Net Total Appraised Parcel Value					180,000				

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					
152	06-14-2001	4	ADDITION	15,000				GARAGE ADDITION DECK BATH	12-13-2013			317	1	LEFT NOTICE					
90	01-01-1985	MN	Manual Note						05-07-2004				318	14	INSPECTED				
165	01-01-1985	MN	Manual Note						04-06-2004				250	22	MAILER SENT				
									04-05-2004				317	2	MEASURED				
									12-18-2001				105	15	PERMIT VISIT				
									07-20-1992				131	14	INSPECTED				
									04-01-1992				107	22	MAILER SENT				

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	RC				36,664	SF	2.58	1.000	5	LAND	1.00	MA	1.00			0		1.000	2.58	94,600	
Total Card Land Units							0.842	AC	Parcel Total Land Area: 0.8417							Total Land Value							94,600

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Basement Floor	12	
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 Story	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		93.31
Interior Floor 2	5	LINO/VINYL	RCN		147,043
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1910
AC Type	01	NONE	Effective Year Built		1964
Bedrooms	3		Depreciation Code		FR
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		54
Total Rooms	5		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		46
Extra Kitchen St			RCNLD		67,600
FBM Sqft	518		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	0	NO	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	64	7.48	1965	50	0.00	FR	F	0.90	200
04	GARAGE/L			L	960	30.48	2001	60	0.00	AV	A	1.00	17,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,036		23.37	24,215	
FFL	1ST FLOOR	1,036	1,036		116.98	121,191	
WDK	WOOD DECK	0	100		16.38	1,638	
Ttl Gross Liv / Lease Area		1,036	2,172	1,257		147,043	

