

Property Location
Vision ID

42 VOYER AV
4020

Account #
4086

Map ID
4A/ 25/ A/ /

Bldg #
1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/12/2022 8:56:11 P

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	101200	101,200		
						RES LAND	101	112200	112,200		
						RESIDNTL.	101	22700	22,700		
		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				236,100	236,100

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		2022	101	73,600	2021	101	71,000	2020	101	67,600
										101	101,900		101	94,600		101	94,600
										101	17,800		101	17,800		101	17,800
		Total						193,300		Total		183,400		Total		180,000	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 101,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 22,700 Appraised Land Value (Bldg) 112,200 Special Land Value 0 Total Appraised Parcel Value 236,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 236,100									
Year	Code	Description	Amount	Code	Description	YEAR	Amount										
Total			0.00														

ASSESSING NEIGHBORHOOD							
Nbhd	Nbhd Name		Tracing		Batch		
0001			101		MA		

NOTES							
SUB DIV 736 - FY13 SUB DIV 1084 BK PL 360-656 -LOT 2B TO BE P/O 42 VOYER-TRANSFER TO WADE ONLY MUST KEEP AS SEPARATE PARCEL.							

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	12-01-2021			334	2	MEASURED	
90	01-01-1985	MN	Manual Note					DECK	12-13-2013			317	1	LEFT NOTICE	
165	01-01-1985	MN	Manual Note					BATH	05-07-2004			318	14	INSPECTED	
									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	

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	3.06	1.000	5	LAND	1.00	MA	1.00			0		1.000	3.06	112,200
Total Card Land Units							0.84	AC	Parcel Total Land Area: 0.84							Total Land Value					112,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Basement Floor	12	CONCRETE
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	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	115.37	
Interior Floor 1	4	CARPET	RCN	177,541	
Interior Floor 2	5	LINO/VINYL	Net Other Adj		
Heat Fuel	1	OIL	Year Built	1910	
Heat Type	1	FORCED H/A	Effective Year Built	1978	
AC Type	01	NONE	Depreciation Code	AV	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	43	
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	57	
Extra Kitchens	0		RCNLD	101,200	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	518		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	1		Cost to Cure Ovr		
Central Vac	0	NO	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	120	7.48	2016	60	0.00	AV	A	1.00	500
04	GARAGE/L			L	680	30.48	2001	60	0.00	AV	A	1.00	12,400
02	SHED/FR			L	200	7.48	2001	60	0.00	AV	A	1.00	900
03	GARAGE	OB	Outbuildi	L	528	28.18	2001	60	0.00	AV	A	1.00	8,900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,036		27.69	28,689	
FFL	1ST FLOOR	1,036	1,036		138.60	143,585	
OFP	OPEN PORCH	0	15		18.48	277	
WDK	WOOD DECK	0	180		27.72	4,989	
Ttl Gross Liv / Lease Area		1,036	2,267			177,541	

