

Property Location

21 VOYER AV

Map ID

15A/ 18/ 511/ /

Bldg Name

State Use

101

Vision ID

475

Account #

486

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:24:19

| CURRENT OWNER                                                                                |            | TOPO TYPE                                                                  | UTILITY           | STREET     | LOCATION    | CURRENT ASSESSMENT                                              |            |                                                                     |                                                                                                                                                                                                                                                                                                                                       | 1006<br>EAST LONGMEADOW |          |         |         |                  |          |                 |   |        |               |            |         |
|----------------------------------------------------------------------------------------------|------------|----------------------------------------------------------------------------|-------------------|------------|-------------|-----------------------------------------------------------------|------------|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|----------|---------|---------|------------------|----------|-----------------|---|--------|---------------|------------|---------|
| FATULA RYAN<br>FATULA MELLISSA<br>21 VOYER AV<br><br>EAST LONGMEADOW MA 01028                |            | TOPO WET                                                                   | EASEMENT          | TRAFFIC    | CORNER      | Description                                                     | Code       | Appraised                                                           | Assessed                                                                                                                                                                                                                                                                                                                              |                         |          |         |         |                  |          |                 |   |        |               |            |         |
|                                                                                              |            |                                                                            |                   |            |             | RESIDNTL.                                                       | 101        | 235800                                                              | 235,800                                                                                                                                                                                                                                                                                                                               |                         |          |         |         |                  |          |                 |   |        |               |            |         |
|                                                                                              |            |                                                                            |                   |            |             | RES LAND                                                        | 101        | 101600                                                              | 101,600                                                                                                                                                                                                                                                                                                                               |                         |          |         |         |                  |          |                 |   |        |               |            |         |
|                                                                                              |            |                                                                            |                   |            |             | RESIDNTL.                                                       | 101        | 700                                                                 | 700                                                                                                                                                                                                                                                                                                                                   |                         |          |         |         |                  |          |                 |   |        |               |            |         |
|                                                                                              |            | DRAINAGE                                                                   |                   | VIEW       | COMMUNITY   |                                                                 |            |                                                                     |                                                                                                                                                                                                                                                                                                                                       |                         |          |         |         |                  |          |                 |   |        |               |            |         |
|                                                                                              |            | SUPPLEMENTAL DATA                                                          |                   |            |             |                                                                 |            |                                                                     |                                                                                                                                                                                                                                                                                                                                       |                         |          |         |         |                  |          |                 |   |        |               |            |         |
|                                                                                              |            | Alt Prcl ID<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed |                   |            |             | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br>Assoc Pid# |            |                                                                     |                                                                                                                                                                                                                                                                                                                                       |                         |          |         |         |                  |          |                 |   |        |               |            |         |
| GIS ID F_377606_2852068                                                                      |            |                                                                            |                   |            |             | Total                                                           |            | 338,100                                                             | 338,100                                                                                                                                                                                                                                                                                                                               |                         |          |         |         |                  |          |                 |   |        |               |            |         |
| RECORD OF OWNERSHIP                                                                          |            | BK-VOL/PAGE                                                                | SALE DATE         | Q/U        | V/I         | SALE PRICE                                                      | VC         | PREVIOUS ASSESSMENTS (HISTORY)                                      |                                                                                                                                                                                                                                                                                                                                       |                         |          |         |         |                  |          |                 |   |        |               |            |         |
| FATULA RYAN<br>KJAR TAYLOR<br>CRUZ OFELIA RIPALDA<br>CRUZ,OFELIA RIPALDA<br>GAGNER WADE H +, |            | 24582                                                                      | 0197              | 06-08-2022 | Q           | I                                                               | 415,000    | 00                                                                  | Year                                                                                                                                                                                                                                                                                                                                  | Code                    | Assessed | Year    | Code    | Assessed         |          |                 |   |        |               |            |         |
|                                                                                              |            | 22722                                                                      | 0011              | 06-21-2019 | Q           | I                                                               | 315,000    | 00                                                                  | 2022                                                                                                                                                                                                                                                                                                                                  | 101                     | 221,700  | 2021    | 101     | 213,500          |          |                 |   |        |               |            |         |
|                                                                                              |            | 11957                                                                      | 0567              | 11-05-2001 | U           | I                                                               | 100        | 1A                                                                  |                                                                                                                                                                                                                                                                                                                                       | 101                     | 92,400   |         | 101     | 85,600           |          |                 |   |        |               |            |         |
|                                                                                              |            | 11957                                                                      | 0555              | 11-05-2001 | U           | I                                                               | 138,500    |                                                                     | 101                                                                                                                                                                                                                                                                                                                                   | 700                     |          | 101     | 700     |                  |          |                 |   |        |               |            |         |
|                                                                                              |            | 06703                                                                      | 0443              | 12-08-1987 | U           | I                                                               | 20,000     | 1A                                                                  |                                                                                                                                                                                                                                                                                                                                       |                         |          |         |         |                  |          |                 |   |        |               |            |         |
|                                                                                              |            | Total                                                                      |                   |            |             |                                                                 |            | 314,800                                                             |                                                                                                                                                                                                                                                                                                                                       | Total                   |          | 299,800 |         | Total 292,600    |          |                 |   |        |               |            |         |
| EXEMPTIONS                                                                                   |            |                                                                            | OTHER ASSESSMENTS |            |             |                                                                 |            | This signature acknowledges a visit by a Data Collector or Assessor |                                                                                                                                                                                                                                                                                                                                       |                         |          |         |         |                  |          |                 |   |        |               |            |         |
| Year                                                                                         | Code       | Description                                                                | Amount            | Code       | Description | YEAR                                                            | Amount     |                                                                     |                                                                                                                                                                                                                                                                                                                                       |                         |          |         |         |                  | Comm Int |                 |   |        |               |            |         |
|                                                                                              |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | <b>APPRAISED VALUE SUMMARY</b><br>Appraised BLDG. Value (Card) 235,800<br>Appraised Xf (B) Value (Bldg) 0<br>Appraised Ob (B) Value (Bldg) 700<br>Appraised Land Value (Bldg) 101,600<br>Special Land Value 0<br>Total Appraised Parcel Value 338,100<br>Valuation Method C<br>Adjustment<br>Net Total Appraised Parcel Value 338,100 |                         |          |         |         |                  |          |                 |   |        |               |            |         |
| Total                                                                                        |            |                                                                            | 0.00              |            |             |                                                                 |            |                                                                     |                                                                                                                                                                                                                                                                                                                                       |                         |          |         |         |                  |          |                 |   |        |               |            |         |
| ASSESSING NEIGHBORHOOD                                                                       |            |                                                                            |                   |            |             |                                                                 |            |                                                                     |                                                                                                                                                                                                                                                                                                                                       |                         |          |         |         |                  |          |                 |   |        |               |            |         |
| Nbhd                                                                                         |            | Nbhd Name                                                                  |                   | Tracing    |             | Batch                                                           |            |                                                                     |                                                                                                                                                                                                                                                                                                                                       |                         |          |         |         |                  |          |                 |   |        |               |            |         |
| 0001                                                                                         |            |                                                                            |                   | 101        |             | MA                                                              |            |                                                                     |                                                                                                                                                                                                                                                                                                                                       |                         |          |         |         |                  |          |                 |   |        |               |            |         |
| 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   |          |                 |   |        |               |            |         |
| 201702343                                                                                    | 08-21-2017 | 62                                                                         | SOLAR             | 23,408     | 05-22-2018  | 100                                                             | 05-22-2018 | SOLAR FRONT AN                                                      | 05-22-2018                                                                                                                                                                                                                                                                                                                            |                         |          | 400     | 15      | PERMIT VISIT     |          |                 |   |        |               |            |         |
| 201700143                                                                                    | 01-28-2017 | 62                                                                         | SOLAR             | 31,683     | 05-22-2018  | 100                                                             | 05-22-2018 |                                                                     | 05-10-2018                                                                                                                                                                                                                                                                                                                            |                         |          | 333     | 3       | MEAS+INSPCTD     |          |                 |   |        |               |            |         |
| 6                                                                                            | 01-07-2005 | 4                                                                          | ADDITION          | 48,300     |             | 0                                                               |            | OC 10/13/2005                                                       | 12-12-2005                                                                                                                                                                                                                                                                                                                            |                         |          | 311     | 15      | PERMIT VISIT     |          |                 |   |        |               |            |         |
| 369                                                                                          | 12-01-1987 | MN                                                                         | Manual Note       | 40,000     |             | 0                                                               |            | SFR                                                                 | 03-15-2004                                                                                                                                                                                                                                                                                                                            |                         |          | 311     | 3       | MEAS+INSPCTD     |          |                 |   |        |               |            |         |
|                                                                                              |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | 04-27-1992                                                                                                                                                                                                                                                                                                                            |                         |          | 131     | 14      | INSPECTED        |          |                 |   |        |               |            |         |
|                                                                                              |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | 04-01-1992                                                                                                                                                                                                                                                                                                                            |                         |          | 107     | 22      | MAILER SENT      |          |                 |   |        |               |            |         |
|                                                                                              |            |                                                                            |                   |            |             |                                                                 |            |                                                                     | 11-16-1988                                                                                                                                                                                                                                                                                                                            |                         |          | 107     | 15      | PERMIT VISIT     |          |                 |   |        |               |            |         |
| 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                |            |             |                                                                 | 12,000 SF  | 8.47                                                                | 1.000                                                                                                                                                                                                                                                                                                                                 | 5                       | LAND     | 1.00    | MA      | 1.00             |          |                 | 0 |        | 1.000         | 8.47       | 101,600 |
| Total Card Land Units                                                                        |            |                                                                            |                   |            |             |                                                                 | 0.28       | AC                                                                  | Parcel Total Land Area:                                                                                                                                                                                                                                                                                                               |                         |          |         | 0.28    | Total Land Value |          |                 |   |        |               |            | 101,600 |

| CONSTRUCTION DETAIL                                                |              |    |             |     |       |            | CONSTRUCTION DETAIL (CONTINUED) |             |           |             |                |         |            |
|--------------------------------------------------------------------|--------------|----|-------------|-----|-------|------------|---------------------------------|-------------|-----------|-------------|----------------|---------|------------|
| Element                                                            |              | Cd | Description |     |       |            | Element                         |             | Cd        | Description |                |         |            |
| Style                                                              | 18           |    | SPLIT ENT   |     |       |            | Basement Floor                  | 12          | CONCRETE  |             |                |         |            |
| Model                                                              | 01           |    | RESIDENTIAL |     |       |            | Bsmt Garage                     | 2           |           |             |                |         |            |
| 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                   |             |           |             | 111.41         |         |            |
| Interior Floor 1                                                   | 4            |    | CARPET      |     |       |            | RCN                             |             |           |             | 294,692        |         |            |
| Interior Floor 2                                                   | 3            |    | HARDWOOD    |     |       |            | Net Other Adj                   |             |           |             |                |         |            |
| Heat Fuel                                                          | 1            |    | OIL         |     |       |            | Year Built                      |             |           |             | 1987           |         |            |
| Heat Type                                                          | 3            |    | FORCED H/W  |     |       |            | Effective Year Built            |             |           |             | 2001           |         |            |
| AC Type                                                            | 01           |    | NONE        |     |       |            | Depreciation Code               |             |           |             | GD             |         |            |
| Bedrooms                                                           | 4            |    |             |     |       |            | Remodel Rating                  |             |           |             | 03             |         |            |
| Full Baths                                                         | 3            |    |             |     |       |            | Year Remodeled                  |             |           |             | 2005           |         |            |
| Half Baths                                                         | 0            |    |             |     |       |            | Depreciation %                  |             |           |             | 20             |         |            |
| Extra Fixtures                                                     | 0            |    |             |     |       |            | Functional Obsol                |             |           |             |                |         |            |
| Total Rooms                                                        | 7            |    |             |     |       |            | External Obsol                  |             |           |             |                |         |            |
| Bath Style                                                         | G            |    | GOOD        |     |       |            | Cost Trend Factor               |             |           |             | 1              |         |            |
| Half Bath Style                                                    |              |    |             |     |       |            | Condition                       |             |           |             |                |         |            |
| Kitchens                                                           | 1            |    |             |     |       |            | % Complete                      |             |           |             |                |         |            |
| Kitchen Style                                                      | G            |    | GOOD        |     |       |            | Overall % Condition             |             |           |             | 80             |         |            |
| Extra Kitchens                                                     | 0            |    |             |     |       |            | RCNLD                           |             |           |             | 235,800        |         |            |
| Extra Kitchen St                                                   |              |    |             |     |       |            | Dep % Ovr                       |             |           |             |                |         |            |
| FBM Sqft                                                           | 912          |    |             |     |       |            | Dep Ovr Comment                 |             |           |             |                |         |            |
| FBM Quality                                                        | 5            |    |             |     |       |            | 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   | 140   | 7.48       | 2001                            | 70          | 0.00      | GD          | A              | 1.00    | 700        |
| SOL                                                                | Solar Panels | EX | Extra Fea   | B   | 1     | 0.00       | 1995                            | 80          | 1.00      |             |                | 0.00    | 0          |
| BUILDING SUB-AREA SUMMARY SECTION                                  |              |    |             |     |       |            |                                 |             |           |             |                |         |            |
| Subarea                                                            | Description  |    |             |     |       | Living     | Gross                           | Eff Area    | Unit Cost |             | Undeprec Value |         |            |
| FFL                                                                | 1ST FLOOR    |    |             |     |       | 1,694      | 1,694                           |             | 137.58    |             | 233,057        |         |            |
| LLV                                                                | LOWR LEVEL   |    |             |     |       | 0          | 1,640                           |             | 34.39     |             | 56,407         |         |            |
| WDK                                                                | WOOD DECK    |    |             |     |       | 0          | 192                             |             | 27.23     |             | 5,228          |         |            |
| Ttl Gross Liv / Lease Area                                         |              |    |             |     |       | 1,694      | 3,526                           |             |           |             |                | 294,692 |            |

