

Property Location 42 VOYER AV		Map ID 4A/ 25/ A/ /		Bldg Name		State Use 101																	
Vision ID 4020		Account # 4086		Sec # 1 of 1		Print Date 11/14/2023 5:55:26 A																	
		Bldg # 1		Card # 1 of 1																			
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	109500	109,500														
						RES LAND	101	123900	123,900														
		DRAINAGE			VIEW	COMMUNITY	RESIDNTL.	101	27100			27,100											
		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		260,500	260,500												
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		2023	101	101,200	2022	101	73,600	2021	101	71,000						
									101	112,200		101	101,900		101	94,600							
									101	22,700		101	17,800		101	17,800							
		Total						Total		236,100	Total		193,300	Total		183,400							
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																							
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	3.38	1.000	5	LAND	1.00	MA	1.00			0		1.000	3.38	123,900		
							Total Card Land Units	0.84	AC	Parcel Total Land Area: 0.84												Total Land Value	123,900

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		126.79	
Interior Floor 1	4	CARPET	RCN		192,170	
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		109,500	
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	12.00	2016	60	0.00	AV	A	1.00	900
04	GARAGE/L			L	680	36.00	2001	60	0.00	AV	A	1.00	14,700
02	SHED/FR			L	200	12.00	2001	60	0.00	AV	A	1.00	1,400
03	GARAGE	OB	Outbuildi	L	528	32.00	2001	60	0.00	AV	A	1.00	10,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,036		29.97	31,053	
FFL	1ST FLOOR	1,036	1,036		150.02	155,416	
OFP	OPEN PORCH	0	15		20.00	300	
WDK	WOOD DECK	0	180		30.00	5,401	
Ttl Gross Liv / Lease Area		1,036	2,267			192,170	

