

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
GAGNER WADE H GAGNER SANDRA J 42 VOYER AVE EAST LONGMEADOW MA 01028 GIS ID F_377347_2852048												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	117900		117,900												
												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				268,900						268,900																			
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		2024	101	109,500	2023	101	101,200	2022	101	73,600							
														101	123,900		101	112,200		101	101,900								
														101	27,100		101	22,700		101	17,800								
Total														Total	260,500	Total		236,100	Total		193,300								
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.																		Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value								117,900 0 27,100 123,900 0 268,900 C 268,900			
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	Central Vac	0	NO	
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE	
Grade	C	AVERAGE	Bsmt Garage			
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		138.21	
Interior Floor 1	4	CARPET	RCN		206,799	
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		117,900	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	518		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
FIN ATC Sqft			Misc Imp Ovr Comment			
FIN ATC Quality			Cost to Cure Ovr			
Fireplaces	0		Cost to Cure Ovr Comment			
WS Flues	1					

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		32.26	33,417	
FFL	1ST FLOOR	1,036	1,036		161.44	167,247	
OFP	OPEN PORCH	0	15		21.52	323	
WDK	WOOD DECK	0	180		32.29	5,812	
Ttl Gross Liv / Lease Area		1,036	2,267			206,799	

