

State Use 101
Print Date 12/20/2019 8:39:37 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
GOSSELIN DEREK T GOSSELIN KELLY D 12 WISTERIA LN EAST LONGMEADOW MA 01028 GIS ID F_385770_2846207				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description RESIDNTL. RES LAND		Code 101 101		Appraised 328500 126300		Assessed 328,500 126,300		1006 EAST LONGMEADOW																							
				DRAINAGE				VIEW		COMMUNITY																																	
				SUPPLEMENTAL DATA																																							
				Alt Prcl ID SP Permit Chapter Land OC Dates 4/26/2013 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																																			
				Total		454,800		454,800																																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
GOSSELIN DEREK T PATATH RAM SUNDEEP PEREIRA ANDREA BEDROCK FINANCIAL LLC TRUSTEE, GOLDSTEIN MARIE L ESTATE OF,				21752 0389		07-05-2017		Q		I		440,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed											
				20441 0289		09-26-2014		Q		I		420,000		00		2019		101		319,900		2018		101		300,000		2017		101		285,500											
				19835 0369		05-24-2013		Q		I		400,000		00				101		122,800				101		122,800				101		106,500											
				18715 0224		03-24-2011		U		I		285,000		1V																													
				0000 0000						U		0								Total		442700		Total		422800		Total		392000													
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				0.00																																							
ASSESSING NEIGHBORHOOD																		Appraised BLDG. Value (Card) 328,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 126,300 Special Land Value 0 Total Appraised Parcel Value 454,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 454,800																									
Nbhd				Nbhd Name				B				Tracing				Batch																											
0001												101				NG																											
NOTES																		VISIT / CHANGE HISTORY																									
FY13 SUB DIV 1092-NEW PARCEL A-BK PLANS 362-74-FY13 SUB DIV 1093 BK PLANS 363-2 (LOT 2).																																											
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					
201202784		07-24-2012		2		DWELLING		187,000								OC 4/26/2013 349												05-02-2013						400		25		OC 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		RA								25,113		SF		3.59		1.400		9		LAND		1.00		NV		1.00				0				1.000		5.03		126,300	
Total Card Land Units														0.577		AC		Parcel Total Land Area: 0.5765										Total Land Value										126,300					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		Percentage	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2				0	
Interior Floor 1	3	HARDWOOD	COST / MARKET VALUATION		
Interior Floor 2	6	CERAMIC TL	Adj Base Rate	80.93	
Heat Fuel	2	GAS	RCN	338,650	
Heat Type	1	FORCED H/A	Net Other Adj		
AC Type	03	FULL	Year Built	2013	
Bedrooms	4		Effective Year Built	2015	
Full Baths	2		Depreciation Code	GD	
Half Baths	1		Remodel Rating		
Extra Fixtures	2		Year Remodeled		
Total Rooms	7		Depreciation %	3	
Bath Style	G	GOOD	Functional Obsol		
Half Bath Style	G	GOOD	External Obsol		
Kitchens	1		Cost Trend Factor	1	
Kitchen Style	G	GOOD	Condition		
Extra Kitchens	0		% Complete		
Extra Kitchen St			Overall % Condition	97	
FBM Sqft	753		RCNLD	328,500	
FBM Quality	4		Dep % Ovr		
Fireplaces	1		Dep Ovr Comment		
WS Flues			Misc Imp Ovr		
Central Vac	1	YES	Misc Imp Ovr Comment		
Frame	1	WOOD	Cost to Cure Ovr		
			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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,004		22.71	22,796	
CFL	CATHEDRAL CE	192	192		116.96	22,456	
FFL	1ST FLOOR	850	850		113.41	96,401	
GAR	GARAGE	0	600		45.37	27,219	
OFP	OPEN PORCH	0	80		11.34	907	
SFL	2ND FLOOR	1,460	1,460		113.41	165,582	
WDK	WOOD DECK	0	210		15.66	3,289	
Ttl Gross Liv / Lease Area		2,502	4,396	2,986		338,650	

