

State Use 101
Print Date 11-04-2020 1:00:44 P

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												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																			
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		342100		342,100																					
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		126300		126,300																					
				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		468,400		468,400																					
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		2020		101		328,500		2019		101		319,900		2018		101		300,000							
				19835 0369		05-24-2013		Q		I		400,000		00				101		126,300				101		122,800				101		122,800							
				18715 0224		03-24-2011		U		I		285,000		1V																									
				0000 0000						U		0																											
				Total		0.00										Total		454800		Total		442700		Total		422800													
EXEMPTIONS						OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor																					
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																							
ASSESSING NEIGHBORHOOD																																							
Nbhd			Nbhd Name			B			Tracing			Batch																											
0001									101			NG																											
NOTES																																							
FY13 SUB DIV 1092-NEW PARCEL A-BK PLANS 362-74-FY13 SUB DIV 1093 BK PLANS 363-2 (LOT 2).																		Appraised BLDG. Value (Card)										342,100											
																		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																		468,400																					
Valuation Method																		C																					
Adjustment																																							
Net Total Appraised Parcel Value																		468,400																					
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	Bsmnt 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	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	86.10	
Interior Floor 1	3	HARDWOOD	RCN	356,403	
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2013	
Heat Type	1	FORCED H/A	Effective Year Built	2014	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	4	
Extra Fixtures	2		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	96	
Extra Kitchens	0		RCNLD	342,100	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	753		Dep Ovr Comment		
FBM Quality	4		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,004		23.90	23,991	
CFL	CATHEDRAL CE	192	192		123.09	23,633	
FFL	1ST FLOOR	850	850		119.36	101,454	
GAR	GARAGE	0	600		47.74	28,646	
OFP	OPEN PORCH	0	80		11.94	955	
SFL	2ND FLOOR	1,460	1,460		119.36	174,263	
WDK	WOOD DECK	0	210		16.48	3,461	
Ttl Gross Liv / Lease Area		2,502	4,396	2,986		356,403	

