

Property Location 12 WISTERIA LN		Map ID 40/ 35/ 2/ /		Bldg Name		State Use 101	
Vision ID 6864		Account # 6987		Bldg # 1		Print Date 12-13-2022 12:51:02	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
GOSSELIN DEREK T GOSSELIN KELLY D 12 WISTERIA LN EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	387500	387,500		
						RES LAND	101	133900	133,900		
						RESIDNTL.	101	500	500		
		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#					
GIS ID F_385770_2846207						Total		521,900	521,900		

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
		20441	0289	09-26-2014	Q	I	420,000	00	2022	101	356,400	2021	101	342,100
		19835	0369	05-24-2013	Q	I	400,000	00		101	136,400	2020	101	126,300
		18715	0224	03-24-2011	U	I	285,000	1V						
		00000	0000		U		0							
								Total	492,800	Total	468,400	Total	454,800	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Code	Description	Amount	Code	Description	YEAR	Amount				
Total			0.00								

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	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).			

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
202101893	05-25-2021	17	DECK	41,400	06-21-2022	100	06-21-2022	18X20 WDK W/STE	06-21-2022			334	15	PERMIT VISIT
201202784	07-24-2012	2	DWELLING	187,000				OC 4/26/2013 349	12-01-2021			334	2	MEASURED
									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	4.26	1.250	9	LAND	1.00	NV	1.00			0		1.000	5.33	133,900
Total Card Land Units							0.58	AC	Parcel Total Land Area: 0.58							Total Land Value					133,900

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	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		101.47
Interior Floor 2	6	CERAMIC TL	RCN		407,887
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		2013
AC Type	03	FULL	Effective Year Built		2016
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	5	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	95	
Extra Kitchen St			RCNLD	387,500	
FBM Sqft	753		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	Cost to Cure Ovr		
Frame	1	WOOD	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
02	SHED/FR			L	120	7.48		60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,004		27.20	27,310	
CFL	CATHEDRAL CE	192	192		140.12	26,903	
FFL	1ST FLOOR	850	850		135.87	115,491	
GAR	GARAGE	0	600		54.35	32,609	
OPF	OPEN PORCH	0	332		13.51	4,484	
SFL	2ND FLOOR	1,460	1,460		135.87	198,373	
WDK	WOOD DECK	0	102		26.64	2,717	
Ttl Gross Liv / Lease Area		2,502	4,540			407,887	

