

State Use 101
Print Date 11/24/2025 9:18:42 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 RESIDENTL. RES LAND RESIDENTL.		Code 101 101 101		Appraised 481100 147200 900		Assessed 481,100 147,200 900		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						629,200												629,200											
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		2025		101		450,400		2024		101		416,900		2023		101		387,500	
				19835 0369		05-24-2013		Q		I		400,000		00				101		147,200				101		147,200		101		133,900			
				18715 0224		03-24-2011		U		I		285,000		1V				101		900				101		900		101		500			
				00000 0000				U				0				Total		598,500		Total		565,000		Total		521,900							
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																APPRAISED VALUE SUMMARY													
Nbhd		Nbhd Name				Tracing		Batch		Appraised BLDG. Value (Card)										481,100													
0001						101		NG		Appraised Xf (B) Value (Bldg)										0													
NOTES										Appraised Ob (B) Value (Bldg)										900													
BK PLANS 362-74 PARCELA BK PLANS 363-2 (LOT 2). B-25-395 COMP 8/25/25										Appraised Land Value (Bldg)										147,200													
										Special Land Value										0													
										Total Appraised Parcel Value										629,200													
										Valuation Method										C													
										Adjustment																							
Net Total Appraised Parcel Value										629,200																							
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					
B-25-395		07-09-2025		62		SOLAR		33,367		06-11-2024		0		03-21-2024		42 PANELS		06-11-2024						334		15		PERMIT VISIT					
B-23-880		12-18-2023		91		INSULATION		3,283		06-21-2022		0		06-21-2022				06-21-2022						334		15		PERMIT VISIT					
B-23-779		11-13-2023		MN		Manual Note		25,000		06-21-2022		100		06-21-2022		HEAT PUMP -INSTA		12-01-2021						334		2		MEASURED					
202101893		05-25-2021		17		DECK		41,400				100				18X20 WDK W/STE		05-02-2013						400		25		OC VISIT					
201202784		07-24-2012		2		DWELLING		187,000								OC 4/26/2013 349																	
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	4.69	1.250	9	LAND	1.00	NV	1.00				0			1.000	5.86	147,200								
Total Card Land Units														0.58	AC	Parcel Total Land Area: 0.58				Total Land Value										147,200			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B-	GOOD (-)	Bsmt Garage	0	
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		131.56
Interior Floor 2	6	CERAMIC TL	RCN		511,767
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		2013
AC Type	03	FULL	Effective Year Built		2019
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		6
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		94
Extra Kitchen St	N	NONE	RCNLD		481,100
FBM Sqft	753		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	0		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	12.00		60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,004		34.13	34,266
CFL	CATHEDRAL CE	192	192		175.80	33,754
FFL	1ST FLOOR	850	850		170.48	144,904
GAR	GARAGE	0	600		68.19	40,914
OPF	OPEN PORCH	0	332		16.94	5,626
SFL	2ND FLOOR	1,460	1,460		170.48	248,894
WDK	WOOD DECK	0	102		33.43	3,410
Ttl Gross Liv / Lease Area		2,502	4,540			511,767

