

Property Location: 212 ALLEN ST
Vision ID: 5223

Account #5300

MAP ID:72/ 12D/ 4/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/28/2014 20:31

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA														
BIHLER KURT A BIHLER DONNA M 212 ALLEN ST EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value															
						RESIDENTL.	101	148,600	148,600															
						RES LAND	101	75,700	75,700															
						RESIDENTL.	101	15,200	15,200															
SUPPLEMENTAL DATA										VISION														
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_391430_2855470				Received Prior ID Owner Occ Y Final Area 1360 Current Ac. .64605																				
				ASSOC PID#		Total 239,500 239,500																		
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
BIHLER KURT A TORCIA FRANCIS YABLUM MICHAEL		07701/ 0543 07577/ 0284 0/ 0		05/15/1991 10/29/1990	U U U	I V	119,900 33,500 0	N	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value							
									2014	B	142,700	2013	B	138,100	2012	B	136,000							
									2014	L	78,100	2013	L	78,100	2012	L	83,300							
									2014	O	20,600	2013	O	20,800	2012	O	21,000							
									Total:			241,400	Total:	237,000	Total:	240,300								
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																
Year	Type	Description	Amount	Code	Description	Number	Amount										Comm. Int.							
Total:																								
ASSESSING NEIGHBORHOOD									APPRAISED VALUE SUMMARY															
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch																
0001/A						101		MA																
NOTES									Appraised Bldg. Value (Card) 148,600 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 15,200 Appraised Land Value (Bldg) 75,700 Special Land Value 0 Total Appraised Parcel Value 239,500 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 239,500															
SUB DIV #644																								
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										
136	05/19/2000	11	POOL	15,000		0		ADDITION DECK POOL A RES	01/11/2008			317	14	INSPECTED										
118	05/16/2000	3	GARAGE	10,000		0			12/18/2007			250	P1	PHONE MESSAG										
248	11/01/1991	MN	Manual Note	8,000		0			04/06/2007			250	P1	PHONE MESSAG										
208	09/01/1991	MN	Manual Note	500		0			08/24/2006			349	2	MEASURED										
82	05/01/1991	MN	Manual Note	2,200		0			02/20/2003			274	15	PERMIT VISIT										
242	11/01/1990	MN	Manual Note	40,000		0																		
LAND LINE VALUATION SECTION																								
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value				
1	101	ONE FAM	RA				28,142 SF	2.99	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	.90	2.69	75,700			
Total Card Land Units:							0.65	AC	Parcel Total Land Area:							0.65 AC	Total Land Value:							75,700

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		
Grade	C		AVERAGE	FBM Sqft	416		
Stories	1.00		1 Story	Int vs Ext	A		
Foundation	1			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:		91.02	
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost		176,939	
Heat Type	1		FORCED H/A	AYB		1990	
AC Type	03		Full	EYB		1998	
Bedrooms	3			Dep Code		AG	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		16	
Total Rooms	6			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		84	
Basement Floor	12			Apprais Val		148,600	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality	3			Misc Imp Ovr Comment			
Fireplaces	1			Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	120	7.48	1991	A		AV	60	500
02	SHED/FR			L	128	7.48	1999	A		AV	60	600
11	POOL I-V	OB	Outbuilding	L	648	29.00	2000	G		AV	60	14,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,040		18.20	18,932	
FFL	1ST FLOOR	1,360	1,360		91.02	123,784	
GAR	GARAGE	0	784		36.45	28,580	
OPF	OPEN PORCH	0	100		9.10	910	
WDK	WOOD DECK	0	368		12.86	4,733	
Ttl. Gross Liv/Lease Area:		1,360	3,652	1,944		176,939	

