

Print Date: 12/16/2017 00:47

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT													
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	152,200		152,200									
												RES LAND	101	79,900		79,900									
												RESIDENTL.	101	15,200		15,200									
SUPPLEMENTAL DATA																									
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_391430_2855470								Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																	
												Total		247,300		247,300									
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	I	V	119,900 33,500 0	N	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
													2017	101	150,200		2016	101	148,600		2015	101	148,600		
													2017	101	78,000		2016	101	75,700		2015	101	75,700		
													2017	101	15,200		2016	101	15,200		2015	101	15,200		
													Total:		243,400		Total:		239,500		Total:		239,500		
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		Appraised Bldg. Value (Card)								152,200							
0001/A						101		MA		Appraised XF (B) Value (Bldg)								0							
NOTES SUB DIV #644												Appraised OB (L) Value (Bldg)								15,200					
												Appraised Land Value (Bldg)								79,900					
												Special Land Value								0					
												Total Appraised Parcel Value								247,300					
												Valuation Method:								C					
												Adjustment:								0					
												Net Total Appraised Parcel Value								247,300					
												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	3.15	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	.90	2.84		79,900		
Total Card Land Units:										0.65 AC		Parcel Total Land Area:				0.65 AC				Total Land Value:				79,900	

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		NO
Grade	C		AVERAGE	FBM Sqft	416		
Stories	1.00		1 STORY	Int vs Ext	A		
Foundation	1		CONCRETE	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	COST/MARKET VALUATION			
Interior Wall 2							
Interior Floor 1	4		CARPET	Adj. Base Rate:		97.84	
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost		190,197	
Heat Type	1		FORCED H/A	AYB		1990	
AC Type	03		FULL	EYB		1997	
Bedrooms	3			Dep Code		AG	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		20	
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		80	
Basement Floor	12		CONCRETE	Apprais Val		152,200	
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		19.57	20,350
FFL	1ST FLOOR	1,360	1,360		97.84	133,060
GAR	GARAGE	0	784		39.19	30,720
OPF	OPEN PORCH	0	100		9.78	978
WDK	WOOD DECK	0	368		13.82	5,080

<i>Ttl. Gross Liv/Lease Area:</i>		1,360	3,652	1,944		190,197

