

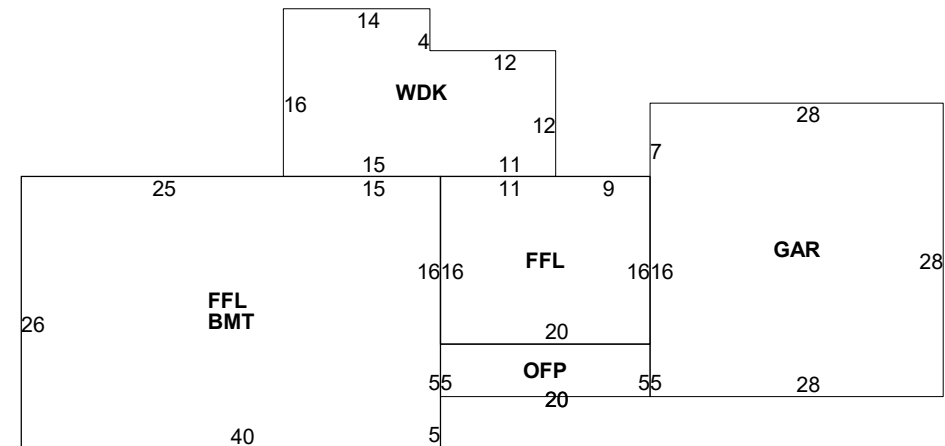
Print Date: 12/10/2018 09:07

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	162,200		162,200														
										RES LAND		101	79,900		79,900														
										RESIDENTL.		101	16,100		16,100														
SUPPLEMENTAL DATA												Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																	
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_391430_2855470																													
Total												258,200		258,200															
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 U	119,900 33,500 0		N	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
													2018	101	152,200		2017	101	150,200		2016	101	148,600						
													2018	101	79,900		2017	101	78,000		2016	101	75,700						
													2018	101	15,200		2017	101	15,200		2016	101	15,200						
													Total:			247,300		Total:			243,400		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																			
0001/A								101		MA																			
NOTES												Subtotal Appraised Parcel Value Valuation Method: Adjustment: Net Total Appraised Parcel Value																	
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					05/08/2018				333	3	MEAS+INSPCTD							
118		05/16/2000		3	GARAGE		10,000				0					01/11/2008				317	14	INSPECTED							
248		11/01/1991		MN	Manual Note		8,000				0			ADDITION		12/18/2007				250	P1	PHONE MESSAG							
208		09/01/1991		MN	Manual Note		500				0			DECK		04/06/2007				250	P1	PHONE MESSAG							
82		05/01/1991		MN	Manual Note		2,200				0			POOL A		08/24/2006				349	2	MEASURED							
242		11/01/1990		MN	Manual Note		40,000				0			RES															
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					TRF2	.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		NO					
Model	01		RESIDENTIAL	Central Vac	0							
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	COST/MARKET VALUATION								
Roof Cover	1		ASPHALT SH									
Interior Wall 1	1		DRYWALL									
Interior Wall 2												
Interior Floor 1	4		CARPET									
Interior Floor 2	3		HARDWOOD	Adj. Base Rate:				105.63				
Heat Fuel	2		GAS	Replace Cost				205,341				
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 %				21				
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				79				
Basement Floor	12		CONCRETE	Apprais Val				162,200				
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
21	PAVILLION/C	OB	Outbuilding	L	96	15.00	2013	A		AV	60	900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,040		21.13	21,971	
FFL	1ST FLOOR	1,360	1,360		105.63	143,654	
GAR	GARAGE	0	784		42.31	33,167	
OFP	OPEN PORCH	0	100		10.56	1,056	
WDK	WOOD DECK	0	368		14.93	5,493	
Ttl. Gross Liv/Lease Area:		1,360	3,652	1,944		205,341	



212 ALLEN ST