

Property Location 10 HEDGEROW LN
Vision ID 1235 Account # 1270

Map ID 23/ 14/ 97/ /
Bldg # 1

Bldg Name
Sec # 1 of 1 Card # 1 of 1

State Use 101
Print Date 11-03-2020 11:36:57

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT								1006 EAST LONGMEADOW									
BIHLER DAVID E BIHLER ROSSI SUSAN P 10 HEDGEROW LN EAST LONGMEADOW MA 01028 GIS ID F_379439_2856893		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	129600	129,600														
						RES LAND	101	86900	86,900														
						RESIDNTL.	101	2100	2,100														
		DRAINAGE		VIEW	COMMUNITY																		
		SUPPLEMENTAL DATA																					
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		218,600	218,600												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
BIHLER DAVID E BARNETT,PETER M BARNETT PETER M +, BARKSON HELEN CHASE		11305	0216	08-16-2000	U	I	130,000	1A 1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		10939	0036	09-24-1999	U	I	100		2020	101	123,400	2019	101	120,200	2018	101	111,900						
		08488	0526	07-14-1993	U	I	1		101	86,900	101	84,400	101	84,400									
		05832	0221	06-13-1985	U	I	74,000		101	2,100	101	2,100	101	2,100									
		Total						Total		212400	Total		206700	Total		198400							
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		0.00																			
ASSESSING NEIGHBORHOOD										APPROAISED VALUE SUMMARY													
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)													
0001						101		MA		Appraised Xf (B) Value (Bldg)													
										Appraised Ob (B) Value (Bldg)													
										Appraised Land Value (Bldg)													
										Special Land Value													
										Total Appraised Parcel Value													
										Valuation Method													
										Adjustment													
										Net Total Appraised Parcel Value													
										218,600													
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									
201702621	09-28-2017	25	WINDOWS	1,536	05-22-2018	100	05-22-2018	4 REPLACEMENT	05-22-2018			400	15	PERMIT VISIT									
201501749	06-02-2015	21	SIDING	11,615	04-01-2016	100	05-22-2018	INCLUDES BAY WI	04-01-2016			317	15	PERMIT VISIT									
299	09-28-2010	10	SHED	3,890				8X16	06-05-2015			317	15	PERMIT VISIT									
129	05-10-2005	11	POOL	600				18` ABOVE GROUND	12-07-2010			317	15	PERMIT VISIT									
										04-13-2010			316	2	MEASURED								
										12-29-2005			311	15	PERMIT VISIT								
										04-12-2004			317	14	INSPECTED								
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	RB				15,750 SF	5.52	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.52	86,900		
Total Card Land Units							0.362	AC	Parcel Total Land Area: 0.3616							Total Land Value							86,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
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	104.84	
Interior Floor 2			RCN	205,747	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1959	
AC Type	03	FULL	Effective Year Built	1981	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	129,600	
FBM Sqft	936		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	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	1995	60	0.00	AV	A	1.00	500
07	POOL A-C	OB	Outbuildi	L	18	69.00	2005	70	0.00	GD	A	1.00	900
02	SHED/FR			L	128	7.48	2010	70	0.00	GD	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,248		26.09	32,555	
CPT	CARPORT	0	312		12.94	4,037	
FFL	1ST FLOOR	1,248	1,248		130.22	162,514	
PAT	PATIO	0	228		6.28	1,432	
WDK	WOOD DECK	0	288		18.09	5,209	
Ttl Gross Liv / Lease Area		1,248	3,324	1,580		205,747	

