

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
BIHLER KURT A BIHLER DONNA M 212 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_391430_2855470												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	171200		171,200																	
												RES LAND		101	82200		82,200																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	16100		16,100																	
				SUPPLEMENTAL DATA								Total		269,500		269,500																		
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																					
BIHLER KURT A TORCIA FRANCIS YABLUM MICHAEL				07701		0543		05-15-1991		U	I	119,900		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed											
				07577		0284		10-29-1990		U	V	33,500			2020	101	166,700	2019	101	162,200	2018	101	152,200											
				0000		0000				U		0				101	82,200		101	79,900		101	79,900											
																101	16,100		101	16,100		101	15,200											
				Total									Total		265000		Total		258200		Total		247300											
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																																		
Nbhd		Nbhd Name		B		Tracing		Batch																										
0001						101		MA																										
NOTES																																		
SUB DIV #644														Appraised BLDG. Value (Card) 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																				
														171,200 0 16,100 82,200 0 269,500 C 269,500																				
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								ADDITION DECK POOLA RES		05-08-2018					333	3	MEAS+INSPCTD										
118		05-16-2000		3	GARAGE		10,000										01-11-2008					317	14	INSPECTED										
248		11-01-1991		MN	Manual Note		8,000										12-18-2007					250	P1	PHONE MESSAG										
208		09-01-1991		MN	Manual Note		500										04-06-2007					250	P1	PHONE MESSAG										
82		05-01-1991		MN	Manual Note		2,200										08-24-2006					349	2	MEASURED										
242		11-01-1990		MN	Manual Note		40,000										02-20-2003					274	15	PERMIT VISIT										
															02-28-2002					274	15	PERMIT VISIT												
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				28,142 SF		3.24	1.000	5	LAND	1.00	MA	1.00			0 TRF2		0.9		1.000	2.92	82,200									
Total Card Land Units																0.646		AC	Parcel Total Land Area: 0.6461				Total Land Value										82,200	

Property Location 212 ALLEN ST
 Vision ID 5223 Account # 5300

Map ID 72/ 12D/ 4/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11-04-2020 8:46:33 A

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	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		97.40
Interior Floor 1	4	CARPET	RCN		222,390
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1990
Heat Type	1	FORCED H/A	Effective Year Built		1995
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		23
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		77
Extra Kitchens	0		RCNLD		171,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft	416		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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	1991	60	0.00	AV	A	1.00	500
02	SHED/FR			L	128	7.48	1999	60	0.00	AV	A	1.00	600
11	POOL I-V	OB	Outbuildi	L	648	29.00	2000	60	0.00	AV	G	1.25	14,100
21	PAVILLION/C	OB	Outbuildi	L	96	15.00	2013	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	1,040		22.88	23,795	
FFL	1ST FLOOR	1,360	1,360		114.40	155,581	
GAR	GARAGE	0	784		45.82	35,921	
OFP	OPEN PORCH	0	100		11.44	1,144	
WDK	WOOD DECK	0	368		16.16	5,949	
Ttl Gross Liv / Lease Area		1,360	3,652	1,944		222,390	

