Property Location 212 ALLEN ST | Map ID 72/ 12D/ 4/ / | Bldg Name | State Use 101
Vision ID 5223 | Account # 5300 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12-13-2022 8:41:11 A

CURRENT OWNER

BIHLER KURT A
BIHLER DONNA M
212 ALLEN ST

EAST LONGMEADOW MA 01028

GIS ID F_391430_2855470

TOPO TYPE	UTILITY	STREET	LOCATION

TOPO WET	EASEMENT	TRAFFIC	CORNER

DRAINAGE		VIEW	COMMUNITY

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	198800	198,800
RES LAND	101	97700	97,700
RESIDNTL.	101	16100	16,100
	Total	312,600	312,600

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
BIHLER KURT A	07701	0543	05-15-1991	U	I	119,900	
TORCIA FRANCIS	07577	0284	10-29-1990	U	V	33,500	1
YABLUM MICHAEL	00000	0000		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2022	101	178,500	2021	101	171,200	2020	101	166,700
	101	88,600		101	82,200		101	82,200
	101	16,100		101	16,100		101	16,100
	Total	283,200		Total	269,500		Total	265,000

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MA

NOTES

SUB DIV #644

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	198,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	16,100
Appraised Land Value (Bldg)	97,700
Special Land Value	0
Total Appraised Parcel Value	312,600
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	312,600

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
136	05-19-2000	11	POOL	15,000				
118	05-16-2000	3	GARAGE	10,000				
248	11-01-1991	MN	Manual Note	8,000				ADDITION
208	09-01-1991	MN	Manual Note	500				DECK
82	05-01-1991	MN	Manual Note	2,200				POOL A
242	11-01-1990	MN	Manual Note	40,000				RES

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
05-08-2018			333	3	MEAS+INSPCTD
01-11-2008			317	14	INSPECTED
12-18-2007			250	P1	PHONE MESSAG
04-06-2007			250	P1	PHONE MESSAG
08-24-2006			349	2	MEASURED
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	3.85	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	3.47	97,700
						Total Card Land Units	0.65	AC	Parcel Total Land Area:	0.65											Total Land Value		97,700

Property Location	212 ALLEN ST		Map ID	72/ 12D/ 4/ /	Bldg Name		State Use 101
Vision ID 5223		Account # 5300		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 12-13-2022 8:41:12 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2	8	BRICK VENR
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	3	HARDWOOD
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	3	
Full Baths	2	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	6	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	416	
FBM Quality	3	
Fireplaces	1	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

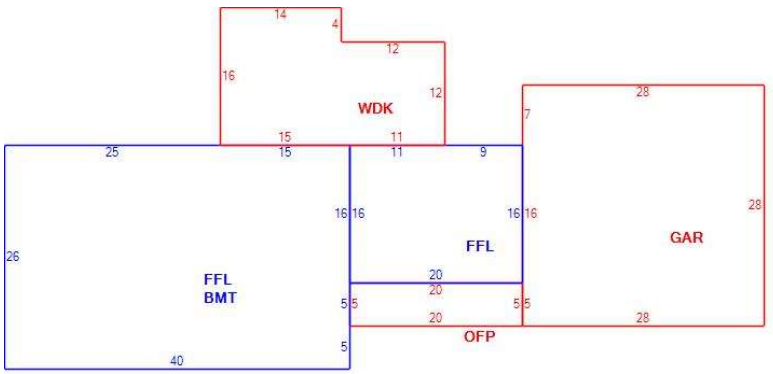
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	114.51
RCN	258,171
Net Other Adj	
Year Built	1990
Effective Year Built	1998
Depreciation Code	AG
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	77
RCNLD	198,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	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		26.26	27,314
FFL	1ST FLOOR	1,360	1,360		131.32	178,592
GAR	GARAGE	0	784		52.59	41,234
OFP	OPEN PORCH	0	100		13.13	1,313
WDK	WOOD DECK	0	368		26.41	9,718
	Ttl Gross Liv / Lease Area	1,360	3,652			258,171