

State Use 101
Print Date 11/22/2024 12:18:42

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	231000		231,000													
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	108100		108,100													
												RESIDNTL.		101	17100		17,100													
				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		356,200		356,200														
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				2024	101	216,400	2023	101	198,800	2022	101	178,500				
				00000		0000				U				0					101	108,100		101	97,700		101	88,600				
																			101	17,100		101	16,100		101	16,100				
																		Total		341,600	Total	312,600	Total	283,200						
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																														
ASSESSING NEIGHBORHOOD																														
Nbhd		Nbhd Name				Tracing				Batch				APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 231,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 17,100 Appraised Land Value (Bldg) 108,100 Special Land Value 0 Total Appraised Parcel Value 356,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 356,200																
0001						101				MA																				
NOTES																														
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								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	4.27	1.000	5	LAND	1.00	MA	1.00					0	TRF2	0.9	1.000	3.84	108,100				
Total Card Land Units								0.65	AC	Parcel Total Land Area: 0.65								Total Land Value								108,100				

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	19		RANCH				Central Vac	0	NO				
Model	01		RESIDENTIAL				Basement Floor	12	CONCRETE				
Grade	C		AVERAGE				Bsmt Garage						
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				137.80		
Interior Floor 1	4		CARPET				RCN				303,959		
Interior Floor 2	3		HARDWOOD				Net Other Adj						
Heat Fuel	2		GAS				Year Built				1990		
Heat Type	1		FORCED H/A				Effective Year Built				1997		
AC Type	03		FULL				Depreciation Code				AG		
Bedrooms	3						Remodel Rating						
Full Baths	2						Year Remodeled						
Half Baths	0						Depreciation %				24		
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				76		
Extra Kitchens	0						RCNLD				231,000		
Extra Kitchen St							Dep % Ovr						
FBM Sqft	416						Dep Ovr Comment						
FBM Quality	3						Misc Imp Ovr						
FIN ATC Sqft							Misc Imp Ovr Comment						
FIN ATC Quality							Cost to Cure Ovr						
Fireplaces	1						Cost to Cure Ovr Comment						
WS Flues													
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	12.00	1991	60	0.00	AV	A	1.00	900
02	SHED/FR			L	128	12.00	1999	60	0.00	AV	A	1.00	900
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	20.00	2013	60	0.00	AV	A	1.00	1,200
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	1,040		30.92		32,158		
FFL	1ST FLOOR					1,360	1,360		154.61		210,267		
GAR	GARAGE					0	784		61.92		48,547		
OFP	OPEN PORCH					0	100		15.46		1,546		
WDK	WOOD DECK					0	368		31.09		11,441		
Ttl Gross Liv / Lease Area						1,360	3,652				303,959		

