

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
COELHO MANUEL R COELHO GEORGETTE C 32 SPRINGMEADOW DR LUDLOW MA 01056												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		013	73875		73,875								
												RES LAND		013	52425		52,425								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		013	6075		6,075								
												COMMERC.		031	24625		24,625								
				SUPPLEMENTAL DATA								COMM LAND		031	17475		17,475								
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#		COMMERC.		031	2025		2,025										
GIS ID F_374758_2856250												Total		176,500		176,500									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
COELHO MANUEL R FALVO FREDERICK L JR				24944	LC	01-08-1991	U	I	160,000		1	Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				LC00	0000	08-14-1985	U	I	41,900		1			2021	013	70,800	2020	013	67,125	2019	013	65,250			
										013	48,525			013	48,525	013	6,075	013	6,075						
										031	23,600			031	22,375	031	21,750								
										031	16,175			031	15,725										
												Total		167,200	Total		162,300	Total		158,000					
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							013			MF															
NOTES																									
PARKING FOR MEADOWS REST												Appraised BLDG. Value (Card)								98,500					
												Appraised Xf (B) Value (Bldg)								0					
												Appraised Ob (B) Value (Bldg)								8,100					
												Appraised Land Value (Bldg)								69,900					
												Special Land Value								0					
												Total Appraised Parcel Value								176,500					
												Valuation Method								C					
												Adjustment													
												Net Total Appraised Parcel Value								176,500					
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		
																	10-14-2016				317	2	MEASURED		
																	05-26-2004				303	2	MEASURED		
																	05-07-1992				170	3	MEAS+INSPCTD		
																	05-06-1992				107	22	MAILER SENT		
																	06-14-1990				131	2	MEASURED		
																	05-20-1980				500	3	MEAS+INSPCTD		
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	013	RES/COM		BUS				11,000	SF	8.36	0.760	3	LAND	1.00	MF	1.00				0		1.000	6.35	69,900	
Total Card Land Units								0.25	AC	Parcel Total Land Area:			0.25	Total Land Value								69,900			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
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			013	RES/COM	
Roof Structure	2	HIP	031	MixComRes	
Roof Cover	1	ASPHALT SH		75	
Interior Wall 1	1	DRYWALL		25	
Interior Wall 2	8	PLYWD PANL		0	
Interior Floor 1	4	CARPET	COST / MARKET VALUATION		
Interior Floor 2			Adj Base Rate		131.88
Heat Fuel	3	ELECTRIC	RCN		156,419
Heat Type	1	FORCED H/A	Net Other Adj		
AC Type	01	NONE	Year Built		1960
Bedrooms	3		Effective Year Built		1981
Full Baths	1		Depreciation Code		AG
Half Baths	0		Remodel Rating		
Extra Fixtures	0		Year Remodeled		
Total Rooms	5		Depreciation %		37
Bath Style	A	AVERAGE	Functional Obsol		
Half Bath Style			External Obsol		
Kitchens	1		Cost Trend Factor		1
Kitchen Style	A	AVERAGE	Condition		
Extra Kitchens	0		% Complete		
Extra Kitchen St			Overall % Condition		63
FBM Sqft			RCNLD		98,500
FBM Quality			Dep % Ovr		
Fireplaces	1		Dep Ovr Comment		
WS Flues			Misc Imp Ovr		
Central Vac	0	NO	Misc Imp Ovr Comment		
Frame	1	WOOD	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
85	PAVING			L	7,20	1.61	1991	70	0.00	GD	A	1.00	8,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	768		30.10	23,118	
FFL	1ST FLOOR	888	888		150.11	133,301	
Ttl Gross Liv / Lease Area		888	1,656	1,042		156,419	

