

State Use 101
Print Date 11/14/2023 12:48:30

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
LUI YANG HE LILI 193 JERAD DR												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	202000		202,000										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	149700		149,700										
												RESIDNTL.		101	21400		21,400										
LUDLOW MA 01056				SUPPLEMENTAL DATA																							
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
				Mailed								Total		373,100		373,100											
GIS ID F_384844_2850137																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
LUI YANG KARPELLS ELIZABETH A KARPELLS,ELIZABETH A KARPELLS ELIZABETH A, BRAEBURN REALTY TRUST				24432	0267	03-03-2022	Q	I	351,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				15940	0426	05-25-2006	U	I	100		1A	2023	101	185,700	2022	101	169,800	2021	101	163,000							
				15465	0576	11-02-2005	U	I	1		1A		101	136,500		101	122,900		101	113,700							
				09976	0280	08-27-1997	U	I	1		1A		101	20,900		101	20,900		101	20,900							
				08879	0197	07-01-1994	U	I	145,000			Total	343,100	Total	313,600	Total	297,600										
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													
0001						101				MG																	
NOTES																		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									
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									
202003026	11-23-2020	25	WINDOWS		6,659	06-29-2021	100		4 WINDOWS				12-01-2021			334	2	MEASURED									
73	04-25-1996	MN	Manual Note		10,000				ROOF SID				07-13-2021			400	15	PERMIT VISIT									
153	01-01-1983	MN	Manual Note						OFF				01-05-2012			317	2	MEASURED									
4	01-01-1982	MN	Manual Note										11-15-2002			250	22	MAILER SENT									
													11-14-2002			274	2	MEASURED									
													12-31-1996			200	15	PERMIT VISIT									
													01-05-1984			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	101	ONE FAM	RAA				40,000	SF	3.12	1.200	7	LAND	1.00	MG	1.00			0		1.000	3.74	149,600					
1	101	ONE FAM	RAA				0.010	AC	7,000.00	1.000	0		1.00	MG	1.00			0		1.000	7,000	100					
Total Card Land Units							0.93	AC	Parcel Total Land Area: 0.93							Total Land Value							149,700				

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				125.33		
Interior Floor 1	4		CARPET				RCN				288,548		
Interior Floor 2	3		HARDWOOD				Net Other Adj						
Heat Fuel	3		ELECTRIC				Year Built				1971		
Heat Type	6		ELECTRC BB				Effective Year Built				1991		
AC Type	03		FULL				Depreciation Code				GD		
Bedrooms	3						Remodel Rating						
Full Baths	2						Year Remodeled						
Half Baths	1						Depreciation %				30		
Extra Fixtures	0						Functional Obsol						
Total Rooms	6						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor				1		
Half Bath Style	A		AVERAGE				Condition						
Kitchens	1						% Complete						
Kitchen Style	A		AVERAGE				Overall % Condition				70		
Extra Kitchens	0						RCNLD				202,000		
Extra Kitchen St							Dep % Ovr						
FBM Sqft	528						Dep Ovr Comment						
FBM Quality	1						Misc Imp Ovr						
Fireplaces	1						Misc Imp Ovr Comment						
WS Flues	1						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
11	POOL I-V	OB	Outbuildi	L	800	29.00	1978	60	0.00	AV	A	1.00	13,900
02	SHED/FR			L	160	12.00	1983	70	0.00	GD	A	1.00	1,300
23	POOL HSE			L	192	36.80	1978	70	0.00	GD	G	1.25	6,200
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	1,056		28.74		30,351		
FFL	1ST FLOOR					1,508	1,508		143.84		216,914		
GAR	GARAGE					0	576		57.44		33,084		
OFP	OPEN PORCH					0	60		14.38		863		
WDK	WOOD DECK					0	256		28.66		7,336		
Ttl Gross Liv / Lease Area						1,508	3,456				288,548		

