

State Use 013
Print Date 11-18-2024 8:12:31 A

CURRENT OWNER						TOPO TYPE			UTILITY		STREET		LOCATION		CURRENT ASSESSMENT										
COELHO MANUEL R TR COELHO GEORGETE C TR 11 DAISY LN LUDLOW MA 01056 GIS ID F_374758_2856250														Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		013	96750		96,750						
														RES LAND		013	63450		63,450						
						DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		013	8100		8,100						
														COMMERC.		031	32250		32,250						
						SUPPLEMENTAL DATA								COMM LAND		031	21150		21,150						
												COMMERC.		031	2700		2,700								
												Total		224,400		224,400									
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		Q/U		V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
COELHO MANUEL R TR COELHO MANUEL R FALVO FREDERICK L JR						39962	LC	08-22-2022	U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
						24944	LC	01-08-1991	U	I	160,000		1	2024	013	89,400	2023	013	81,975	2022	013	73,875			
						LC00	0000	08-14-1985	U	I	41,900		1		013	63,450		013	57,675		013	52,425			
														013	7,575		013	6,075		013	6,075				
														031	29,800		031	27,325		031	24,625				
												Total	213,900		Total		194,300		Total		176,500				
EXEMPTIONS						OTHER ASSESSMENTS																			
Year	Code	Description				Amount		Code	Description				YEAR	Amount		Comm Int		This signature acknowledges a visit by a Data Collector or Assessor							
Total																									
ASSESSING NEIGHBORHOOD																									
Nbhd			Nbhd Name				Tracing				Batch														
0001							013				MF														
NOTES																									
PARKING FOR MEADOWS REST																									
BUILDING PERMIT RECORD																									
Permit Id	Issue Date	Type	Description			Amount		Insp Date	% Comp	Date Comp	Comments							Date	Type	Is	Id	Cd	Purpose/Result		
																		03-14-2024			334	3	MEAS+INSPCTD		
																		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	10.12	0.760	3	LAND	1.00	MF	1.00			0		1.000	7.69	84,600			
Total Card Land Units							0.25	AC	Parcel Total Land Area:							0.25	Total Land Value							84,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C	AVERAGE	Bsmt Garage		
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	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		178.35
Interior Floor 2			RCN		204,841
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1960
AC Type	01	NONE	Effective Year Built		1984
Bedrooms	3		Depreciation Code		AG
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		37
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		63
Extra Kitchen St			RCNLD		129,000
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues			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	2.00	1991	70	0.00	GD	A	1.00	10,100
87	FENCE-4			L	144	8.00	2014	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	768		39.42	30,274	
FFL	1ST FLOOR	888	888		196.58	174,567	
Ttl Gross Liv / Lease Area		888	1,656			204,841	

