

State Use 101
Print Date 11/21/2024 10:50:54

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	218200		218,200						
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	149700		149,700						
												RESIDNTL.		101	21400		21,400						
				LUDLOW MA 01056				SUPPLEMENTAL DATA						Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		389,300		389,300			
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY																							
Mailed																							
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		2024	101	202,000	2023	101	185,700	2022	101	169,800		
				15465	0576	11-02-2005	U	I	1		1A		101	149,700	101	136,500	101	122,900					
				09976	0280	08-27-1997	U	I	1		1A		101	21,400	101	20,900	101	20,900					
				08879	0197	07-01-1994	U	I	145,000				Total	373,100	Total	343,100	Total	313,600					
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													
0001						101				MG													
NOTES												Appraised BLDG. Value (Card) 218,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 21,400 Appraised Land Value (Bldg) 149,700 Special Land Value 0 Total Appraised Parcel Value 389,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 389,300											
																				BUILDING PERMIT RECORD			
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			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				136.90			
Interior Floor 1	4		CARPET			RCN				311,757			
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				218,200			
Extra Kitchen St						Dep % Ovr							
FBM Sqft	528					Dep Ovr Comment							
FBM Quality	1					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	1												
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		31.05		32,792		
FFL	1ST FLOOR					1,508	1,508		155.41		234,362		
GAR	GARAGE					0	576		62.06		35,745		
OFP	OPEN PORCH					0	60		15.54		932		
WDK	WOOD DECK					0	256		30.96		7,926		
Ttl Gross Liv / Lease Area						1,508	3,456				311,757		

