

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																												
COELHO MANUEL R TR COELHO GEORGETE C TR 11 DAISY LN LUDLOW MA 01056 GIS ID F_374758_2856250												Description		Code	Appraised		Assessed																															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		013	106650		106,650																															
												RES LAND		013	63450		63,450																															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		013	8100		8,100																															
												COMMERC.		031	35550		35,550																															
												COMM LAND		031	21150		21,150																															
												COMMERC.		031	2700		2,700																															
												Total		237,600		237,600																																
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	2025	013	96,750	2024	013	89,400	2023	013	81,975																												
				LC000000		08-14-1985	U	I	41,900	1		013	63,450		013	63,450		013	57,675																													
												013	8,100		013	7,575		013	6,075																													
											031	32,250		031	29,800		031	27,325																														
											031	21,150		031	2,700		031	10,225																														
										Total		224,400	Total		213,900	Total		194,300																														
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																																										
0001						013																																										
NOTES																																																
PARKING FOR MEADOWS REST																																																
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																														
											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		Percentage	
Interior Wall 1	1	DRYWALL		75	
Interior Wall 2	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		198.44
Interior Floor 2			RCN		225,774
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1960
AC Type	01	NONE	Effective Year Built		1988
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		142,200
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		43.45	33,368	
FFL	1ST FLOOR	888	888		216.67	192,406	
Ttl Gross Liv / Lease Area		888	1,656			225,774	

