

State Use 101
Print Date 11/20/2025 9:56:01 A

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		239900		239,900																							
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		149700		149,700																							
												RESIDNTL.		101		21400		21,400																							
				SUPPLEMENTAL DATA																																					
LUDLOW MA 01056				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		411,000		411,000																							
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		2025		101		218,200		2024		101		202,000		2023		101		185,700							
				15465		0576		11-02-2005		U		I		1		1A				101		149,700				101		149,700		101		136,500									
				09976		0280		08-27-1997		U		I		1		1A				101		21,400				101		21,400		101		20,900									
				08879		0197		07-01-1994		U		I		145,000																											
				Total														Total		389,300		Total		373,100		Total		343,100													
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)										239,900													
																		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										411,000													
																		Valuation Method										C													
Adjustment																																									
Net Total Appraised Parcel Value										411,000																															
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		LAND		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	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	152.33	
Interior Floor 2	3	HARDWOOD	RCN	342,710	
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built	1971	
AC Type	03	FULL	Effective Year Built	1995	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	239,900	
FBM Sqft	528		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	1		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
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		34.14	36,048
FFL	1ST FLOOR	1,508	1,508		170.84	257,630
GAR	GARAGE	0	576		68.22	39,294
OFP	OPEN PORCH	0	60		17.08	1,025
WDK	WOOD DECK	0	256		34.04	8,713
Ttl Gross Liv / Lease Area		1,508	3,456			342,710

