

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
OBRIEN SUSAN J TT SUSAN J OBRIEN FAMILY TRUST 780 BOYLSTON ST APT. 24C BOSTON MA 02199		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	204,000	204,000
				0	Light			RES LAND	1010	548,200	548,200
		SUPPLEMENTAL DATA		Alt Prcl ID		Cyclical	7	RESIDNTL	1010	10,500	10,500
		Scnd Home		Exemption						VISION	
		Tax Class T		W							
		Tot Fin Area 1264		District							
		Total Acres .34		Res Exem							
		Chapter Lan									
		GIS ID F_872507_2831098		Assoc Pid#							
						Total		762,700	762,700		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
OBRIEN SUSAN J TT		53980 26	12-10-2020	Q	I	660,000	00	Year	Code	Assessed	Year	Code	Assessed
BENNETT WILLIAM A		31027 0313	07-29-2005	U	I	1	1A	2023	1010	219,600	2022	1010	191,600
BENNETT WILLIAM A		16937 0041	12-15-1998	Q	I	188,300	00		1010	429,600		1010	383,500
									1010	7,700		1010	7,700
								Total		656,900	Total		582,800
								Total			Total		425,000

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0040			

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										204,000	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										10,500	
Appraised Land Value (Bldg)										548,200	
Special Land Value										0	
Total Appraised Parcel Value										762,700	
Valuation Method										C	
Total Appraised Parcel Value										762,700	

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
2015-165	07-29-2015	RM	Remodel	20,000		100		REMODEL BATHROOM AND LA		05-06-2021	SJD	9		01	Measure - No Entry
2014-292	10-01-2014	RM	Remodel	12,000		100		REMODEL EXISTING BATHRO		03-09-2021	SJT	10		20	Field Review
										09-14-2020	SJT	5		20	Field Review
										06-28-2017	JLF			30	Quality Control
										04-12-2013	VGS			20	Field Review
										03-04-2013	AO	6	6	30	Quality Control
										07-12-1999	BSB		1	00	Measure & Listed

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	Single Family	RC	Primary	14,600 SF	19.65	1.00000	5	1.00	0040	1.820		V105	1.0500	37.55	548,200
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	Total Land Value			548,200

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	01	Ranch		Bsmt Area	816		
Model	01	Residential		Bsmt Type	03		
Grade	05	Ave/Good		Unfin Area	0.00	Partial	
Stories	1						
Occupancy	1			CONDO DATA			
Exterior Wall 1	14	Wood Shingle		Parcel Id		C	OWNE
Exterior Wall 2						B	S
Roof Structure	03	Gable		Adjust Type	Code	Description	Factor%
Roof Cover	03	Asphalt		Condo Flr			
Interior Wall 1	05	Drywall		Condo Unit			
Interior Wall 2				COST / MARKET VALUATION			
Interior Floor 1	12	Hardwood					287,853
Interior Floor 2				Net Other Adj			16,640
Heat Fuel	03	Gas		Replace Cost			304,493
Heat Type	05	Hot Water		Year Built			1929
AC Type	03	Central		Effective Year Built			1988
Bedrooms	2			Depreciation Code			A
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	1			Depreciation %			33
Total Rooms	5			Functional Obsol			
Bath Style	03	Modern		External Obsol			
Kitchen Style	03	Modern		Trend Factor			1.000
Extra Kitchens	0			Condition			
Fireplaces	0			Condition %			
Extra Openings	0			Percent Good			67
Gas Fireplaces	1			Cns Sect Rcnd			204,000
Sq Ft Fin Bsmt	0			Dep % Ovr			
FBM Quality				Dep Ovr Comment			
Foundation	05	Conc Block		Misc Imp Ovr			
Bsmt Garage	0			Misc Imp Ovr Comment			
Bsmt Area	816			Cost to Cure Ovr			
				Cost to Cure Ovr Comment			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
GNR	GENERATOR	L	1	12400.00	2019	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,284	1,284	1,284	192.67	247,392
BSM	Basement	0	836	167	38.49	32,176
DCK	Deck	0	272	27	19.13	5,202
PTO	Patio	0	314	16	9.82	3,083
Ttl Gross Liv / Lease Area		1,284	2,706	1,494		287,853

