

Situs : 209 FALCONER AV	Parcel ID: 024-101	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
--------------------------------	---------------------------	---------------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
BALL AQUILLA PO BOX 255742 DORCHESTER MA 02125	Living Units 1 Neighborhood 40 Alternate ID 46 Vol / Pg LC/120900 District Zoning R1C Class Residential

Property Notes



024-101 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,000		87,750
Total Acres: .1148 Spot: _____ Location: _____				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	87,800	87,800	0	84,500
Building	224,100	223,800	0	195,600
Total	311,900	311,600	0	280,100
Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH Gross Building: _____				

Entrance Information			
Date	ID	Entry Code	Source
08/06/20	JR	Field Review	Other
12/08/16	R/H	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/08/16	65433	8,334	ROOF/NEW	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/26/14	215,000	Land + Bldg	Valid Sale	LC/120900		BALL AQUILLA
09/05/97	119,400	Land + Bldg		LC/90858		
01/14/97	109,900	Land + Bldg	Sold Twice In Same Year	LC/92002		

Situs : 209 FALCONER AV

Parcel Id: 024-101

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

Dwelling Information

Style

F To B Splt

Year Built

1996

Story height

1

Eff Year Built

Attic

None

Year Remodeled

Exterior Walls

Al/Vinyl

Amenities

Masonry Trim

x

In-law Apt

No

Color

White

Basement

Basement

Part

Car Bsm't Gar

FBLA Size

381

FBLA Type

Rec Rm Size

x

Rec Rm Type

Heating & Cooling

Heat Type

Basic

Fuel Type

Oil

System Type

Hot Water

Fireplaces

Stacks

Openings

Pre-Fab

Room Detail

Bedrooms

3

Full Baths

1

Family Rooms

Half Baths

1

Kitchens

Extra Fixtures

Total Rooms

5

Bath Type

Kitchen Type

Bath Remod

No

Kitchen Remod

No

Adjustments

Int vs Ext

Same

Unfinished Area

Cathedral Ceiling

x

Unheated Area

Grade & Depreciation

Grade

C

Market Adj

Condition

Average

Functional

CDU

GOOD

Economic

Cost & Design

0

% Good Ovr

% Complete

Dwelling Computations

Base Price

209,251

% Good

90

Plumbing

6,041

% Good Override

Basement

9,818

Functional

Heating

0

Economic

Attic

0

% Complete

Other Features

18,807

C&D Factor

Adj Factor

1

Adj Factor

Subtotal

243,920

Additions

4,230

Ground Floor Area

952

Total Living Area

1,401

Dwelling Value

223,760

Building Notes

2

34

B

2

34

28

A

28

34

ID Code

Description

Area

A

Main Building

952

B 16

FOVRH

68

Outbuilding Data

Type

Size 1

Size 2

Area

Qty

Yr Blt

Grade

Condition

Value

Condominium / Mobile Home Information

Complex Name

Condo Model

Unit Number

Unit Level

Unit Parking

Model (MH)

Unit Location

Unit View

Model Make (MH)

Addition Details

Line #

Low

1st

2nd

3rd

Value

1

16

4,230