

**Situs : 235 BELMONT ST**

**Parcel ID: 056-068**

**Class: Three-Family**

Card: 1 of 1

Printed: October 27, 2020

**CURRENT OWNER**

COHEN SOLOMON TR  
MARIA ROCHA COHEN TR  
62 SANDY RIDGE RD  
STOUGHTON MA 02072

**GENERAL INFORMATION**

Living Units 3  
Neighborhood 120  
Alternate ID 194  
Vol / Pg 38291/226  
District  
Zoning R3  
Class Residential

**Property Notes**



056-068 03/18/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,964		78,350

Total Acres: .1599  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	78,400	78,400	0	73,500
Building	364,600	422,100	0	321,900
Total	443,000	500,500	0	395,400

**Manual Override Reason**

<b>Value Flag</b>	MARKET APPROACH	<b>Base Date of Value</b>	1/1/2020
<b>Gross Building:</b>		<b>Effective Date of Value</b>	1/1/2020

**Entrance Information**

Date	ID	Entry Code	Source
08/20/20	AW	Field Review	Other
12/16/16	CP	Field Review	Other
10/24/06	BM	Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
09/01/16	65406	1,250	OTHER Overhang To Cover Steps	100
01/18/06	45757	3,000	BLDG Strip & Reroof	0
04/05/01	34323	12,000	BLDG 18 Winds, V Sid	100
05/06/98	28857	4,850	BLDG Rep Shingles	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/03/10	315,000	Land + Bldg	Valid Sale	38291/226		COHEN SOLOMON TR
03/26/01	95,500	Land + Bldg	Changed After Asmt Date/B4 Sale	19549/284		
09/01/81	5,000	Land + Bldg	Family Sale			

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Dwelling Information			
Style	3 Fam Slope	Year Built	1889
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		

Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Hot Water	Pre-Fab	

Room Detail			
Bedrooms	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	15		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

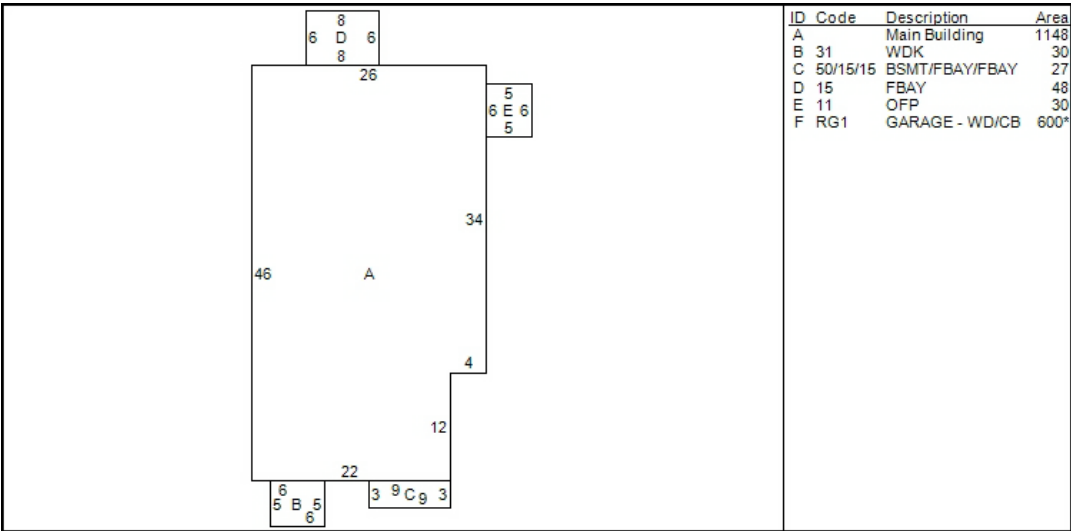
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	525,977	% Good	62
Plumbing	19,574	% Good Override	
Basement	24,076	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	26,660
Subtotal	569,630		

Ground Floor Area	1,148		
Total Living Area	2,972	Dwelling Value	415,150

Building Notes			



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	600	600	1	1925	C	F	6,920

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		31			740	
2	50	15	15		14,760	
3		15			9,800	
4		11			1,360	