

Situs : 15 FIRST ST

Parcel ID: 069-032

Class: Three-Family

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

SULLIVAN MARK T
PO BOX 152
ABINGTON MA 02351

GENERAL INFORMATION

| | |
|--------------|-------------|
| Living Units | 3 |
| Neighborhood | 120 |
| Alternate ID | 8 |
| Vol / Pg | 41022/249 |
| District | |
| Zoning | R2 |
| Class | Residential |

Property Notes



069-032 03/23/2020

Land Information

| Type | | Size | Influence Factors | Influence % | Value |
|---------|----|-------|-------------------|-------------|--------|
| Primary | SF | 7,000 | | | 78,400 |

Total Acres: .1607
Spot:

Location:

Assessment Information

| | Appraised | Cost | Income | Prior |
|----------|-----------|---------|--------|---------|
| Land | 78,400 | 78,400 | 0 | 73,500 |
| Building | 361,400 | 398,000 | 0 | 331,700 |
| Total | 439,800 | 476,400 | 0 | 405,200 |

Manual Override Reason

| | | | |
|------------------------|-----------------|--------------------------------|----------|
| Value Flag | MARKET APPROACH | Base Date of Value | 1/1/2020 |
| Gross Building: | | Effective Date of Value | 1/1/2020 |

Entrance Information

| Date | ID | Entry Code | Source |
|----------|-----|---------------------------|--------|
| 08/26/20 | AW | Field Review | Other |
| 05/24/01 | FAB | Estimated For Misc Reason | Other |

Permit Information

| Date Issued | Number | Price | Purpose | % Complete |
|-------------|--------|--------|----------------------|------------|
| 12/17/08 | 51128 | 56,000 | BLDG 3 Kits, 15 Wind | 0 |
| 05/10/00 | 32674 | 6,000 | BLDG Fix & Rem Porch | 100 |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
|---------------|---------|-------------|-------------------------|----------------|-----------|---------|
| 09/28/12 | 230,000 | Land + Bldg | Valid Sale | 41022/249 | | |
| 12/05/08 | 90,000 | Land + Bldg | Sale After Foreclosure | 36584/082 | | |
| 09/07/07 | 297,500 | Land + Bldg | Repossession | 35053/340 | | |
| 07/01/03 | 282,500 | Land + Bldg | Valid Sale | 25641/1 | | |
| 01/11/99 | | Land + Bldg | Transfer Of Convenience | 17032/130 | | |

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Dwelling Information

| | | | |
|-----------------------|-------------|-----------------------|------|
| Style | 3 Fam Slope | Year Built | 1925 |
| Story height | 2.7 | Eff Year Built | |
| Attic | None | Year Remodeled | |
| Exterior Walls | Al/Vinyl | Amenities | |
| Masonry Trim | x | | |
| Color | Tan | In-law Apt | No |

Basement

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

Heating & Cooling

| | |
|--------------------|-----------|
| Heat Type | Basic |
| Fuel Type | Gas |
| System Type | Hot Water |

Fireplaces

**Stacks
Openings
Pre-Fab**

Room Detail

| | | | |
|---------------|-----|----------------|-----|
| Bedrooms | 6 | Full Baths | 3 |
| Family Rooms | | Half Baths | |
| Kitchens | | Extra Fixtures | |
| Total Rooms | 12 | | |
| Kitchen Type | | Bath Type | |
| Kitchen Remod | Yes | Bath Remod | Yes |

Adjustments

| | | |
|-------------------|------|-----------------|
| Int vs Ext | Same | Unfinished Area |
| Cathedral Ceiling | x | Unheated Area |

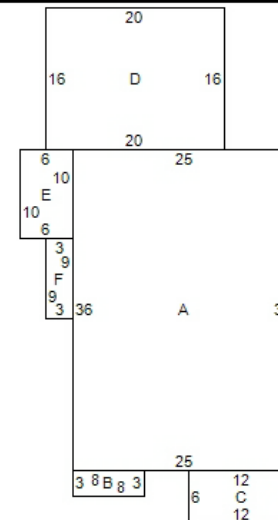
Grade & Depreciation

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

Dwelling Computations

| | | | |
|-------------------|---------|-----------------|---------|
| Base Price | 446,637 | % Good | 62 |
| Plumbing | 19,574 | % Good Override | |
| Basement | 20,444 | Functional | |
| Heating | 0 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 0 | C&D Factor | 10 |
| | | Adj Factor | 1 |
| Subtotal | 486,660 | Additions | 66,100 |
| Ground Floor Area | 900 | | |
| Total Living Area | 2,870 | Dwelling Value | 398,000 |

Building Notes



| ID | Code | Description | Area |
|----|----------|----------------|------|
| A | | Main Building | 900 |
| B | 50/15/15 | BSMT/FBAY/FBAY | 24 |
| C | 11 | OFF | 72 |
| D | 50/10 | BSMT/1SFR | 320 |
| E | 31 | WDK | 60 |
| F | 50/10 | BSMT/1SFR | 27 |

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) |
|-------------|------------|--------------|------------|
| 100 | 100 | 100 | 100 |
| 200 | 200 | 200 | 200 |
| 300 | 300 | 300 | 300 |
| 400 | 400 | 400 | 400 |
| 500 | 500 | 500 | 500 |
| 600 | 600 | 600 | 600 |
| 700 | 700 | 700 | 700 |
| 800 | 800 | 800 | 800 |
| 900 | 900 | 900 | 900 |
| 1000 | 1000 | 1000 | 1000 |
| 1100 | 1100 | 1100 | 1100 |
| 1200 | 1200 | 1200 | 1200 |
| 1300 | 1300 | 1300 | 1300 |
| 1400 | 1400 | 1400 | 1400 |
| 1500 | 1500 | 1500 | 1500 |
| 1600 | 1600 | 1600 | 1600 |
| 1700 | 1700 | 1700 | 1700 |
| 1800 | 1800 | 1800 | 1800 |
| 1900 | 1900 | 1900 | 1900 |
| 2000 | 2000 | 2000 | 2000 |
| 2100 | 2100 | 2100 | 2100 |
| 2200 | 2200 | 2200 | 2200 |
| 2300 | 2300 | 2300 | 2300 |
| 2400 | 2400 | 2400 | 2400 |
| 2500 | 2500 | 2500 | 2500 |
| 2600 | 2600 | 2600 | 2600 |
| 2700 | 2700 | 2700 | 2700 |
| 2800 | 2800 | 2800 | 2800 |
| 2900 | 2900 | 2900 | 2900 |
| 3000 | 3000 | 3000 | 3000 |
| 3100 | 3100 | 3100 | 3100 |
| 3200 | 3200 | 3200 | 3200 |
| 3300 | 3300 | 3300 | 3300 |
| 3400 | 3400 | 3400 | 3400 |
| 3500 | 3500 | 3500 | 3500 |
| 3600 | 3600 | 3600 | 3600 |
| 3700 | 3700 | 3700 | 3700 |
| 3800 | 3800 | 3800 | 3800 |
| 3900 | 3900 | 3900 | 3900 |
| 4000 | 4000 | 4000 | 4000 |
| 4100 | 4100 | 4100 | 4100 |
| 4200 | 4200 | 4200 | 4200 |
| 4300 | 4300 | 4300 | 4300 |
| 4400 | 4400 | 4400 | 4400 |
| 4500 | 4500 | 4500 | 4500 |
| 4600 | 4600 | 4600 | 4600 |
| 4700 | 4700 | 4700 | 4700 |
| 4800 | 4800 | 4800 | 4800 |
| 4900 | 4900 | 4900 | 4900 |
| 5000 | 5000 | 5000 | 5000 |
| 5100 | 5100 | 5100 | 5100 |
| 5200 | 5200 | 5200 | 5200 |
| 5300 | 5300 | 5300 | 5300 |
| 5400 | 5400 | 5400 | 5400 |
| 5500 | 5500 | 5500 | 5500 |
| 5600 | 5600 | 5600 | 5600 |
| 5700 | 5700 | 5700 | 5700 |
| 5800 | 5800 | 5800 | 5800 |
| 5900 | 5900 | 5900 | 5900 |
| 6000 | 6000 | 6000 | 6000 |
| 6100 | 6100 | 6100 | 6100 |
| 6200 | 6200 | 6200 | 6200 |
| 6300 | 6300 | 6300 | 6300 |
| 6400 | 6400 | 6400 | 6400 |
| 6500 | 6500 | 6500 | 6500 |
| 6600 | 6600 | 6600 | 6600 |
| 6700 | 6700 | 6700 | 6700 |
| 6800 | 6800 | 6800 | 6800 |
| 6900 | 6900 | 6900 | 6900 |
| 7000 | 7000 | 7000 | 7000 |
| 7100 | 7100 | 7100 | 7100 |
| 7200 | 7200 | 7200 | 7200 |
| 7300 | 7300 | 7300 | 7300 |
| 7400 | 7400 | 7400 | 7400 |
| 7500 | 7500 | 7500 | 7500 |
| 7600 | 7600 | 7600 | 7600 |
| 7700 | 7700 | 7700 | 7700 |
| 7800 | 7800 | 7800 | 7800 |
| 7900 | 7900 | 7900 | 7900 |
| 8000 | 8000 | 8000 | 8000 |
| 8100 | 8100 | 8100 | 8100 |
| 8200 | 8200 | 8200 | 8200 |
| 8300 | 8300 | 8300 | 8300 |
| 8400 | 8400 | 8400 | 8400 |
| 8500 | 8500 | 8500 | 8500 |
| 8600 | 8600 | 8600 | 8600 |
| 8700 | 8700 | 8700 | |

Unit Location
Unit View
Model Make (MH)

Addition Details

| Line # | Low | 1st | 2nd | 3rd | Value | Line # | Low | 1st | 2nd | 3rd | Value |
|--------|-----|-----|-----|-----|--------|--------|-----|-----|-----|-----|-------|
| 1 | 50 | 15 | 15 | | 13,890 | 5 | 50 | 10 | | | 8,250 |
| 2 | | 11 | | | 2,420 | | | | | | |
| 3 | 50 | 10 | | | 40,300 | | | | | | |
| 4 | | 31 | | | 1,240 | | | | | | |