

**Situs : 20 PARK ST**

**Parcel ID: 089-032**

**Class: Three-Family**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

ADJIBODOU MAXWELL S  
83 NEWHALL ST  
MALDEN MA 02148

**GENERAL INFORMATION**

Living Units 3  
Neighborhood 90  
Alternate ID 2-1  
Vol / Pg 51299/349  
District  
Zoning R3  
Class Residential

**Property Notes**



089-032 03/24/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
SF	4,680			75,040

Total Acres: .1074  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	75,000	75,000	0	71,100
Building	492,400	566,000	0	427,600
Total	567,400	641,000	0	498,700

**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
08/17/20	GL	Field Review	Other
05/19/98	FT	Entry & Sign	Tenant

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
08/27/12	57040	2,200	BLDG Repair Basemnt	0
11/07/97	RD.WRK	0	BLDG House Fire	100
09/08/97	27978	40,000	BLDG Rep. Int.,Etc	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/28/19	610,000	Land + Bldg	Valid Sale	51299/349	Quit Claim	ADJIBODOU MAXWELL S
03/13/12	146,000	Land + Bldg	Sale After Foreclosure	41089/127		MOLLE ALEXANDER J
03/07/11	140,000	Land + Bldg	Repossession	39722/248		
02/09/07		Land + Bldg	Transfer Of Convenience	34094/124		
03/31/05	400,000	Land + Bldg	Valid Sale	30270/037		
10/21/02		Land + Bldg	Sale Of Portion/Other Comm	23159/79		
12/17/99	168,000	Land + Bldg	Valid Sale	18135/97		
06/30/98	151,500	Land + Bldg	Valid Sale	16352/5		
12/01/96	120,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	3 Fam Slope	Year Built	1925
Story height	3	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		
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	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms		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	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	587,644	% Good	62
Plumbing	19,574	% Good Override	
Basement	24,508	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	631,730	Additions	135,170
Ground Floor Area	1,178		
Total Living Area	4,545	Dwelling Value	566,010
Building Notes			

Outbuilding Data																																							
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																															
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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	Line #	Low	1st	2nd	3rd	Value																												
1	50	15	15	10	21,330	5		11			2,170																												
2			11	11	13,270																																		
3	50	10	10	10	95,980																																		
4			11	31	2,420																																		