

**Situs : 1 ANNIS CT**

**Parcel ID: 097-079**

**Class: Three-Family**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

DEPINA MARIO  
CATARINA DEPINA  
6 KEVIN RD #1  
DORCHESTER MA 02125

**GENERAL INFORMATION**

Living Units 3  
Neighborhood 90  
Alternate ID 8  
Vol / Pg 36479/199  
District  
Zoning R2  
Class Residential

**Property Notes**



097-079 03/18/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
SF	3,250			72,960

Total Acres: .0746  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	73,000	73,000	0	69,600
Building	312,200	299,500	0	256,600
Total	385,200	372,500	0	326,200

**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
08/19/20	GL	Field Review	Other
12/18/06	BM	Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
08/21/09	52079	3,500	BLDG Frnt&Side Proch	0
01/30/06	45809	2,000	BLDG Kitch&Bath&Drs&	0

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/27/08	165,000	Land + Bldg	Sale After Foreclosure	36479/199		
05/20/08	365,000	Land + Bldg	Repossession	35984/166		
12/22/06	460,000	Land + Bldg	Valid Sale	33878/273		
02/17/06	438,000	Land + Bldg	Sold Twice In Same Year	32236/178		
11/26/02	309,900	Land + Bldg	Valid Sale	23523/88		
01/29/02		Land + Bldg	Transfer Of Convenience	21432/154		
10/04/01		Land + Bldg	Intra-Corporate	20657/121		
04/20/01	167,000	Land + Bldg	Sold Twice In Same Year	19695/317		
01/30/01	110,000	Land + Bldg	Sold Twice In Same Year	19308/325		

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Dwelling Information			
<b>Style</b>	3 Fam Flat	<b>Year Built</b>	1925
<b>Story height</b>	3	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Natural	<b>In-law Apt</b>	No

Basement			
<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	

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

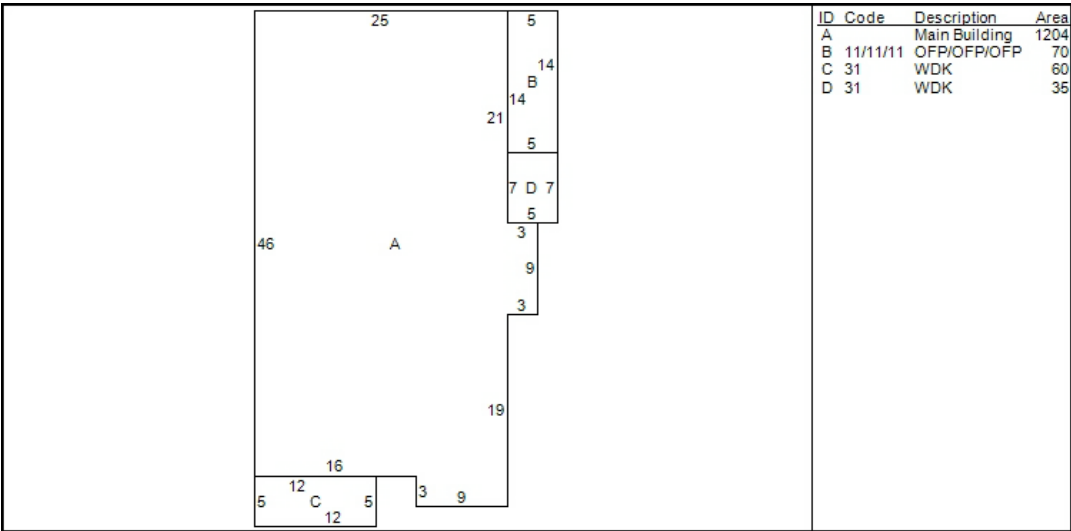
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

Grade & Depreciation			
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	FAIR	<b>Economic</b>	
<b>Cost &amp; Design</b>	10	<b>% Good Ovr</b>	
<b>% Complete</b>			

Dwelling Computations			
<b>Base Price</b>	552,573	<b>% Good</b>	45
<b>Plumbing</b>	18,124	<b>% Good Override</b>	
<b>Basement</b>	23,045	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	593,740	<b>Additions</b>	5,590

<b>Ground Floor Area</b>	1,204	<b>Dwelling Value</b>	299,490
<b>Total Living Area</b>	3,612		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		11	11	11	4,190	
2		31			810	
3		31			590	