

| | | | | |
|-------------------------------|---------------------------|--------------------------|--------------|---------------------------|
| Situs : 25 MARTLAND AV | Parcel ID: 099-064 | Class: Two-Family | Card: 1 of 1 | Printed: October 28, 2020 |
|-------------------------------|---------------------------|--------------------------|--------------|---------------------------|

| CURRENT OWNER | GENERAL INFORMATION |
|--|--|
| CHEN XIU MING 66 RAILROAD AVE NORWOOD MA 02062 | Living Units 2 Neighborhood 60 Alternate ID 34 Vol / Pg 21277/98 District Zoning R1C Class Residential |

| Property Notes |
|----------------|
| |



099-064 03/16/2020

| Land Information | | | | |
|---------------------------------------|------|-------------------|-------------|--------|
| Type | Size | Influence Factors | Influence % | Value |
| Primary | SF | 6,986 | | 90,630 |
| Total Acres: .1604 Spot: Location: | | | | |

| Assessment Information | | | | |
|----------------------------------|-----------|---------|--------|---------|
| | Appraised | Cost | Income | Prior |
| Land | 90,600 | 90,600 | 0 | 87,100 |
| Building | 254,500 | 235,800 | 0 | 218,100 |
| Total | 345,100 | 326,400 | 0 | 305,200 |
| 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 |
| 08/10/20 | GL | Field Review | Other |

| Permit Information | | | | |
|--------------------|--------|-------|----------------------|------------|
| Date Issued | Number | Price | Purpose | % Complete |
| 11/28/00 | 33876 | 1,500 | BLDG Rep Porch/Decks | 100 |

| Sales/Ownership History | | | | | | |
|-------------------------|-------|-------------|-------------|----------------|-----------|---------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
| 01/03/02 | | Land + Bldg | Family Sale | 21277/98 | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

Situs : 25 MARTLAND AV

Parcel Id: 099-064

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

Dwelling Information

| | | | |
|-----------------------|------------|-----------------------|------|
| Style | Two Family | Year Built | 1910 |
| Story height | 2 | Eff Year Built | |
| Attic | None | Year Remodeled | |
| Exterior Walls | Frame | Amenities | |
| Masonry Trim | x | | |
| Color | Natural | 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

Fireplaces

| | | | |
|--------------------|-------|-----------------|--|
| Heat Type | Basic | Stacks | |
| Fuel Type | Oil | Openings | |
| System Type | Steam | Pre-Fab | |

Room Detail

| | | | |
|----------------------|----|-----------------------|----|
| Bedrooms | 4 | Full Baths | 2 |
| Family Rooms | | Half Baths | |
| Kitchens | | Extra Fixtures | |
| Total Rooms | 10 | | |
| Kitchen Type | | Bath Type | |
| Kitchen Remod | No | Bath Remod | No |

Adjustments

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

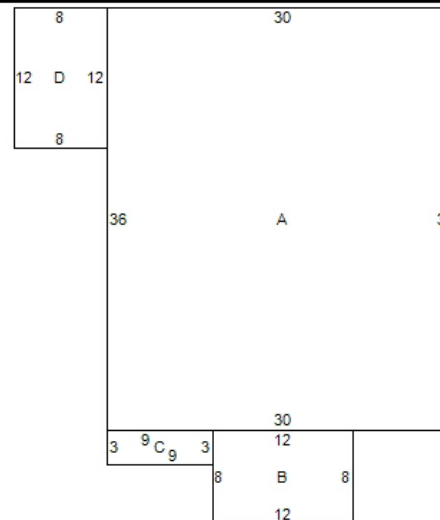
Grade & Depreciation

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

Dwelling Computations

| | | | |
|--------------------------|---------|------------------------|---------|
| Base Price | 405,931 | % Good | 45 |
| Plumbing | 9,787 | % Good Override | |
| Basement | 23,086 | Functional | |
| Heating | 0 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 0 | C&D Factor | 10 |
| | | Adj Factor | 1 |
| Subtotal | 438,800 | Additions | 18,550 |
| Ground Floor Area | 1,080 | | |
| Total Living Area | 2,214 | Dwelling Value | 235,760 |

Building Notes



| ID | Code | Description | Area |
|----|----------|----------------|------|
| A | | Main Building | 1080 |
| B | 11/11 | OFF/OFP | 96 |
| C | 50/15/15 | BSMT/FBAY/FBAY | 27 |
| D | 11/11 | OFF/OFP | 96 |

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 | | 11 | 11 | | 3,920 |
| 2 | 50 | 15 | 15 | | 10,710 |
| 3 | | 11 | 11 | | 3,920 |