

Situs : 27 WILMINGTON ST	Parcel ID: 103-059	Class : Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
WADE IAN J 9 CHARLOTTE ST BOSTON MA 02121	Living Units 2 Neighborhood 210 Alternate ID 13 Vol / Pg 27647/206 District Zoning R2 Class Residential

Property Notes



103-059 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,203		74,340
Total Acres: .0965 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	74,300	74,300	0	70,600
Building	351,200	355,300	0	242,400
Total	425,500	429,600	0	313,000
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
08/24/20	GL	Field Review	Other

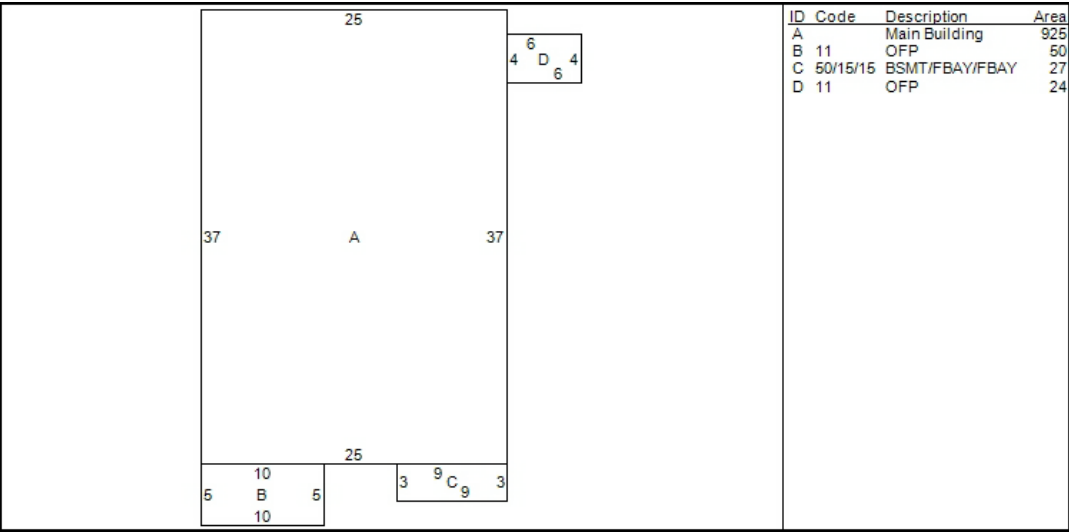
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
11/19/01	35706	18,000	BLDG Gut, D Spout, T	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/01/04	307,500	Land + Bldg	Valid Sale	27647/206		
10/31/01	170,000	Land + Bldg	Valid Sale	20810/74		
04/01/89	179,900	Land + Bldg	Valid Sale			
02/01/86	109,000	Land + Bldg				

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Dwelling Information			
Style	Two Family	Year Built	1925
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	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	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	7	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	16		
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	454,404	% Good	62
Plumbing	19,574	% Good Override	
Basement	20,800	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	494,780	Additions	17,860
Ground Floor Area	925		
Total Living Area	2,367	Dwelling Value	355,300

Building Notes	



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			1,920	
2	50	15	15		14,760	
3		11			1,180	