


Situs : 419 MONTELLO ST		Parcel ID: 111-014		Class: Three-Family		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER				GENERAL INFORMATION					
BRANDAO JOSE P JR JHOANNA N BRANDAO 43 MONPONSET ST HYDE PARK MA 02136				Living Units 3 Neighborhood 90 Alternate ID 63 Vol / Pg 42926/302 District Zoning C2 Class Residential					
Property Notes									
04/2013 RUN COMPS									
									
111-014 03/22/2020									

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	3,773			73,720
Total Acres: .0866 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	73,700	73,700	0	70,100
Building	332,700	324,400	0	272,000
Total	406,400	398,100	0	342,100
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
08/20/20	GL	Field Review	Other

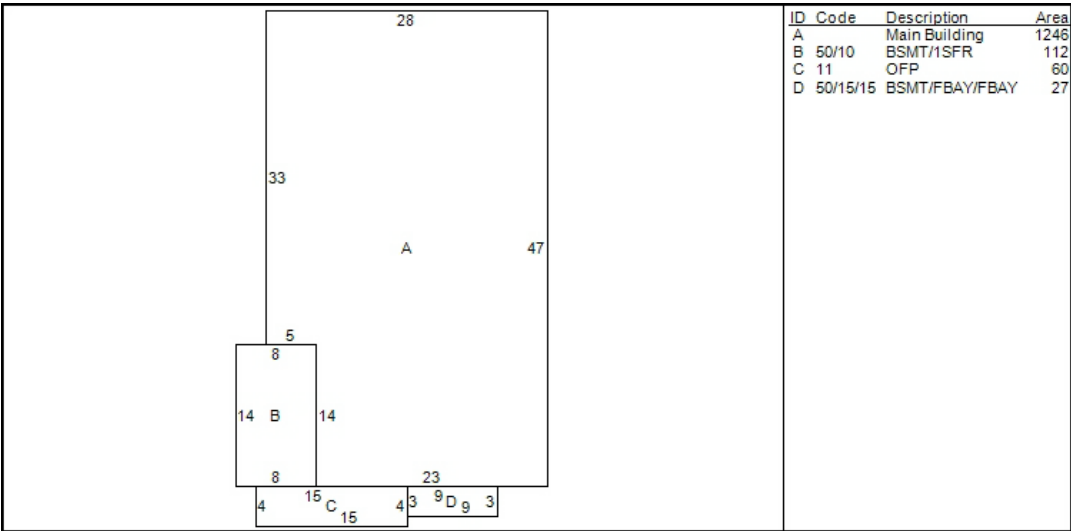
Permit Information			
Date Issued	Number	Price Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/12/13	190,000	Land + Bldg	Valid Sale	42926/302		
06/19/08		Land + Bldg	Intra-Corporate	36092/192		
06/07/06		Land + Bldg		32819/4		
12/19/05	100	Land + Bldg	Transfer Of Convenience	31929/012		
06/24/98		Land + Bldg	Transfer Of Convenience	16325/209		
11/01/89	240,000	Land + Bldg	Valid Sale			
10/01/84	157,000	Land + Bldg				

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Dwelling Information			
Style	3 Fam Slope	Year Built	1925
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
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	14	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	FAIR	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	557,047	% Good	45
Plumbing	19,574	% Good Override	
Basement	25,498	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	602,120	Additions	26,330
Ground Floor Area	1,246		
Total Living Area	3,281	Dwelling Value	324,380

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	50	10			14,040	
2		11			1,580	
3	50	15	15		10,710	