

Situs : 53 ALLEN ST	Parcel ID: 111-027	Class: Multiple Houses On One Parcel	Card: 1 of 2	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
SG INVESTMENTS LLC 10 VIRGINIA ST DORCHESTER MA 02125	Living Units 5 Neighborhood 90 Alternate ID 6 Vol / Pg 47567/176 District Zoning C2 Class Residential

Property Notes



111-027 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	6,450			77,600
<div>Total Acres: .1481</div> <div>Spot: Location:</div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	77,600	77,600	0	72,900
Building	602,400	602,400	0	460,600
Total	680,000	680,000	0	533,500
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag	COST APPROACH			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/20/20	GL	Field Review	Other
07/19/19	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
02/21/18	68379	9,000	ROOF/NEW	
12/10/15	B63716	12,000	BLDG Vinyl Siding; Found New er Window	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/06/16	415,000	Land + Bldg	Valid Sale	47567/176	Land Court	SG INVESTMENTS LLC
11/10/99		Land + Bldg	Transfer Of Convenience	18035/187		
12/18/97	90,000	Land + Bldg		15739/66		

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**Dwelling Information**

<b>Style</b> 3 Fam Flat	<b>Year Built</b> 1900	
<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> Gray	<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**

<b>Heat Type</b> Basic	<b>Stacks</b>	
<b>Fuel Type</b> Gas	<b>Openings</b>	
<b>System Type</b> Warm Air	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b> 9	<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>Kitchen Type</b>	<b>Bath Type</b>	
<b>Kitchen Remod</b> No	<b>Bath Remod</b> No	

**Adjustments**

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

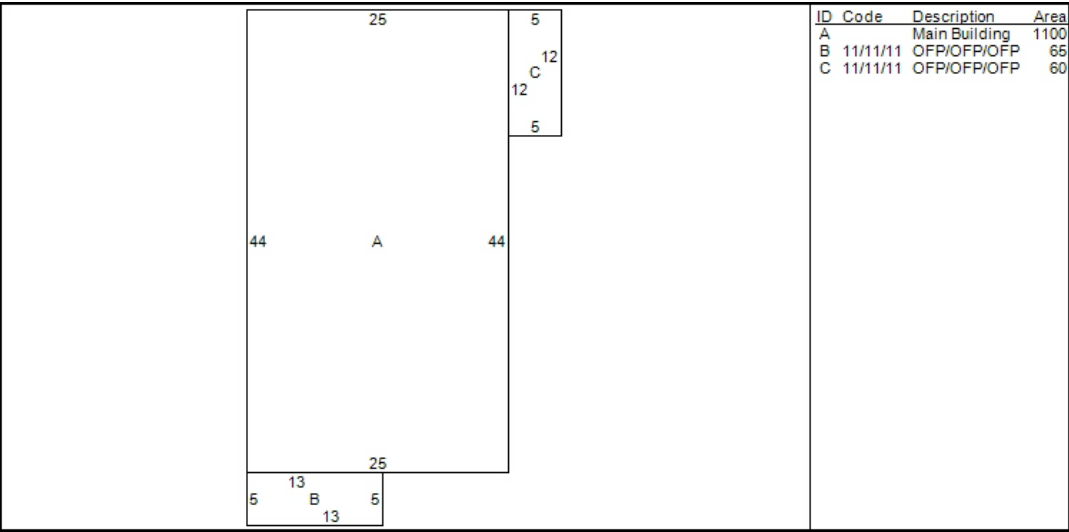
**Grade & Depreciation**

<b>Grade</b> C	<b>Market Adj</b>	
<b>Condition</b> Fair	<b>Functional</b>	
<b>CDU</b> AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b> 0	<b>% Good Ovr</b>	
<b>% Complete</b>		

**Dwelling Computations**

<b>Base Price</b> 518,742	<b>% Good</b> 62	
<b>Plumbing</b> 18,124	<b>% Good Override</b>	
<b>Basement</b> 21,634	<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>	
	<b>Adj Factor</b> 1	
<b>Subtotal</b> 558,500	<b>Additions</b> 9,730	
<b>Ground Floor Area</b> 1,100		
<b>Total Living Area</b> 3,300	<b>Dwelling Value</b> 356,000	

**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 Location</b>
<b>Unit Parking</b>	<b>Unit View</b>
<b>Model (MH)</b>	<b>Model Make (MH)</b>

**Addition Details**

Line #	Low	1st	2nd	3rd	Value
1		11	11	11	5,020
2		11	11	11	4,710

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CURRENT OWNER	GENERAL INFORMATION
SG INVESTMENTS LLC 10 VIRGINIA ST DORCHESTER MA 02125	Living Units 5 Neighborhood 90 Alternate ID 6 Vol / Pg 47567/176 District Zoning C2 Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	6,450			77,600
Total Acres: .1481 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	77,600	77,600	0	72,900
Building	602,400	602,400	0	460,600
Total	680,000	680,000	0	533,500
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag	COST APPROACH			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/20/20	GL	Field Review	Other
07/19/19	CP	Field Review	Other

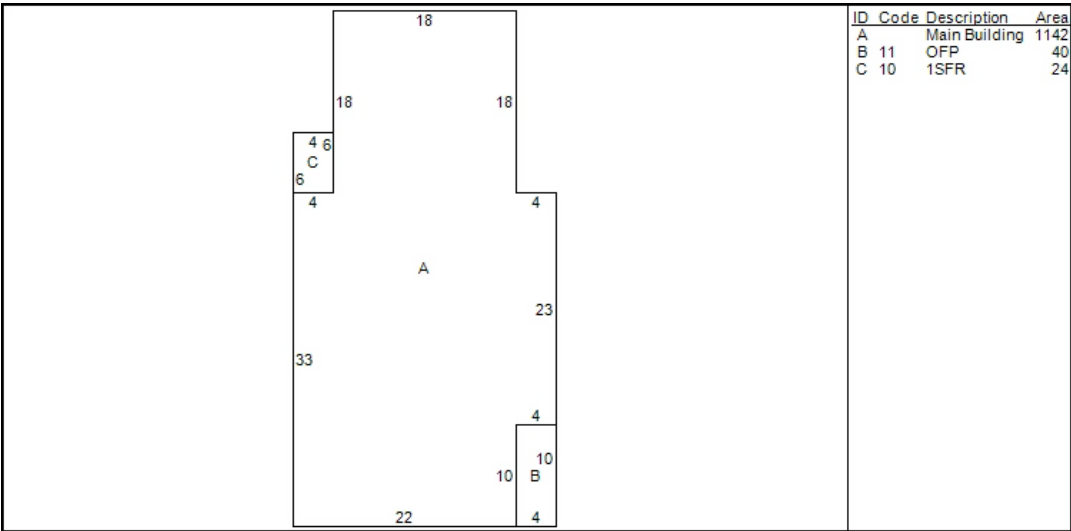
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
02/21/18	68379	9,000	ROOF/NEW	
12/10/15	B63716	12,000	BLDG Vinyl Siding; Found New er Window	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
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12/18/97	90,000	Land + Bldg		15739/66		

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Dwelling Information			
Style	Two Family	Year Built	1900
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
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	Gas	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	6	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	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	354,849	% Good	62
Plumbing	9,062	% Good Override	
Basement	22,199	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	386,110	Additions	7,000
Ground Floor Area	1,142		
Total Living Area	1,737	Dwelling Value	246,390

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			1,360	
2		10			5,640	