

Situs : 465 MONTELLO ST

Parcel ID: 112-016

Class: Three-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

GADLES RYAN TRUSTEE
VISION GROUP REALTY TRUST
P O BOX 692116
QUINCY MA 02269

GENERAL INFORMATION

Living Units	3
Neighborhood	90
Alternate ID	60
Vol / Pg	40287/308
District	
Zoning	C2
Class	Residential

Property Notes

2010 Short Sale/MLS



112-016 03/22/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	3,610			2,640

Total Acres: .2436
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	81,000	81,000	0	75,400
Building	408,600	424,200	0	334,500
Total	489,600	505,200	0	409,900

Manual Override Reason

Base Date of Value 1/1/2020

Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH

Entrance Information

Date	ID	Entry Code	Source
08/20/20	GL	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/14/11	55435	10,500	BLDG Wndw s/Drs/Sid	0
09/04/07	49160	4,000	BLDG Rep Both Sides/	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/02/11	120,000	Land + Bldg	Outlier-Written Desc Needed	40287/308		
07/21/10	110,000	Land + Bldg	Outlier-Written Desc Needed	38751/28		
10/30/06	100	Land + Bldg	Transfer Of Convenience	33593/223		
01/27/03		Land + Bldg	Transfer Of Convenience	24037/218		
01/31/02	239,900	Land + Bldg	Valid Sale	21456/74		
11/02/99	103,000	Land + Bldg	Valid Sale	18011/150		

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Dwelling Information

Style	3 Fam Slope	Year Built	1905
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	In-law Apt	No

Basement

Basement	Full	# Car	Bsmt 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	17		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

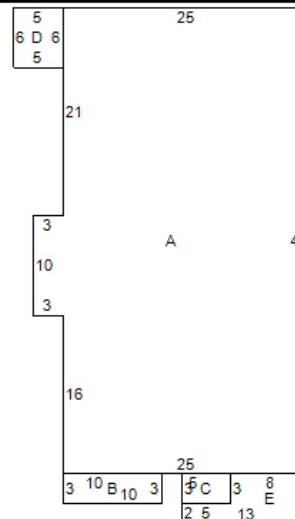
Grade & Depreciation

Grade	C+	Market Adj
Condition	Good	Functional
CDU	AVERAGE	Economic
Cost & Design	10	% Good Ovr
% Complete		

Dwelling Computations

Base Price	543,731	% Good	62
Plumbing	19,574	% Good Override	
Basement	24,889	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	588,190	Additions	23,060
Ground Floor Area	1,205		
Total Living Area	3,073	Dwelling Value	424,210

Building Notes



ID	Code	Description	Area
A		Main Building	1205
B	50/15/15	BSMT/FBAY/FBAY	30
C	11/11	OFF/OFF	15
D	11	OFF	30
E	11/11/31	OFF/OFF/WDK	50

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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	15	15		15,620
2		11	11		1,550
3		11			1,360
5		11	11	31	4,530