


<b>Situs : 443 MONTELLO ST</b>	<b>Parcel ID: 112-019</b>	<b>Class: Two-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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<b>CURRENT OWNER</b>	<b>GENERAL INFORMATION</b>
ZOUMBOULIS JOHN 399 POND ST E8 BRAINTREE MA 02184	Living Units    2 Neighborhood   90 Alternate ID    62 Vol / Pg        37526/68 District Zoning           C2 Class            Residential
<b>Property Notes</b>	



112-019 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	5,041			75,560
Total Acres: .1157 Spot: _____ Location: _____				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	75,600	75,600	0	71,400
Building	381,600	426,600	0	291,800
Total	457,200	502,200	0	363,200
<b>Manual Override Reason</b> <b>Base Date of Value</b> 1/1/2020 <b>Effective Date of Value</b> 1/1/2020 <b>Value Flag</b> MARKET APPROACH <b>Gross Building:</b>				

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

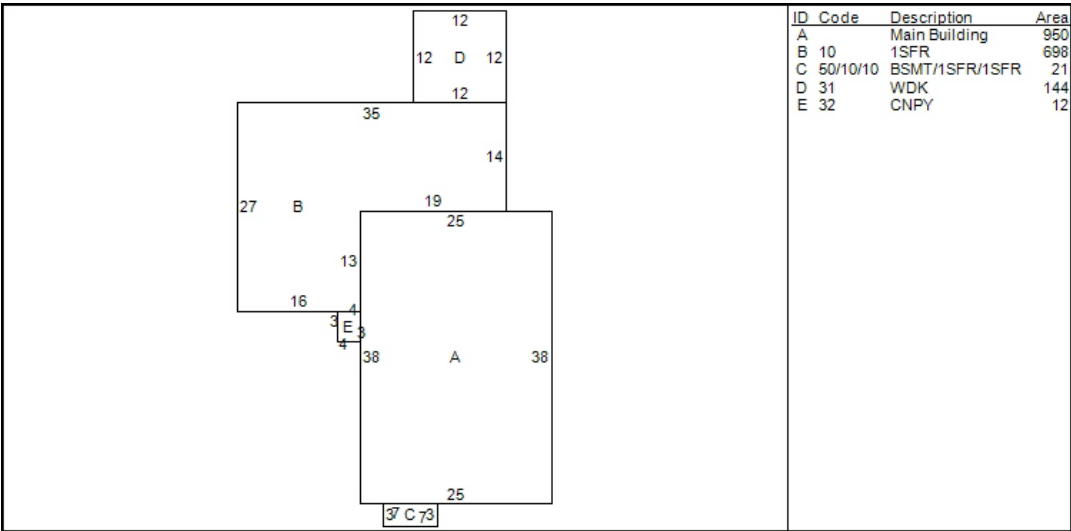
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
11/14/05	45437	30,000	BLDG See Notes	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/23/09	102,000	Land + Bldg	Sale After Foreclosure	37526/68		ZOUMBOULIS JOHN
07/09/09	153,000	Land + Bldg	Repossession	37470/206		
05/01/02	222,000	Land + Bldg	Valid Sale	22008/324		

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Dwelling Information			
Style	Two Family	Year Built	1910
Story height	2.5	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	None	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	7	Full Baths	3
Family Rooms		Half Baths	
Kitchens	2	Extra Fixtures	
Total Rooms	12		
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	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	462,726	% Good	62
Plumbing	19,574	% Good Override	
Basement	21,181	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	10
		Adj Factor	1
Subtotal	513,610	Additions	76,330
Ground Floor Area	950		
Total Living Area	3,115	Dwelling Value	426,610

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		10			60,880	
2	50	10	10		12,900	
3		31			2,360	
4		32			190	