

| | | | | |
|--------------------------------|---------------------------|----------------------------|--------------|---------------------------|
| Situs : 420 MONTELLO ST | Parcel ID: 135-088 | Class: Three-Family | Card: 1 of 1 | Printed: October 28, 2020 |
|--------------------------------|---------------------------|----------------------------|--------------|---------------------------|

| CURRENT OWNER | GENERAL INFORMATION |
|--|---|
| ROSARIO VICTOR C/O KATRINA WILLIAMS 48 HUTCHINGS ST DORCHESTER MA 02121 | Living Units 3 Neighborhood 90 Alternate ID 318 Vol / Pg 44907/120 District Zoning C2 Class Residential |

| Property Notes |
|----------------|
| |



135-088 03/22/2020

| Land Information | | | | |
|---------------------------------------|-------|-------------------|-------------|--------|
| Type | Size | Influence Factors | Influence % | Value |
| SF | 6,609 | | | 77,830 |
| Total Acres: .1517 Spot: Location: | | | | |

| Assessment Information | | | | |
|----------------------------------|-----------|---------|--------|---------|
| | Appraised | Cost | Income | Prior |
| Land | 77,800 | 77,800 | 0 | 73,100 |
| Building | 352,000 | 344,700 | 0 | 280,500 |
| Total | 429,800 | 422,500 | 0 | 353,600 |
| 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 |
| 08/21/20 | GL | Field Review | Other |

| Permit Information | | | | |
|--------------------|--------|-------|---------|------------|
| Date Issued | Number | Price | Purpose | % Complete |
| | | | | |

| Sales/Ownership History | | | | | |
|-------------------------|---------|-------------|------------------------------|----------------|----------------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type |
| 11/03/14 | 163,800 | Land + Bldg | Sale After Foreclosure | 44907/120 | Grantee |
| 02/21/14 | 167,500 | Land + Bldg | Repossession | 44096/33 | ROSARIO VICTOR |
| 02/08/12 | 1 | Land + Bldg | Family Sale | 40953/56 | |
| 11/04/03 | 255,000 | Land + Bldg | Change After Sale (Physical) | 26959/088 | |
| 11/20/00 | | Land + Bldg | Transfer Of Convenience | 19081/249 | |
| 10/29/99 | | Land + Bldg | Transfer Of Convenience | 18002/152 | |
| 10/29/99 | | Land + Bldg | Transfer Of Convenience | 18002/145 | |

| | | | | |
|-------------------------|--------------------|---------------------|--------------|---------------------------|
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|-------------------------|--------------------|---------------------|--------------|---------------------------|

| Dwelling Information | | | |
|-----------------------|-------------|-----------------|---------|
| Style | 3 Fam Slope | Year Built | 1875 |
| Story height | 2 | Eff Year Built | |
| Attic | Full-Fin | Year Remodeled | |
| Exterior Walls | Al/Vinyl | Amenities | |
| Masonry Trim | x | In-law Apt | No |
| Color | Natural | | |
| 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 | 3 | Full Baths | 3 |
| Family Rooms | | Half Baths | |
| Kitchens | | Extra Fixtures | |
| Total Rooms | 10 | 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 | AVERAGE | Economic | |
| Cost & Design | 10 | % Good Ovr | |
| % Complete | | | |
| Dwelling Computations | | | |
| Base Price | 393,428 | % Good | 62 |
| Plumbing | 19,574 | % Good Override | |
| Basement | 22,375 | Functional | |
| Heating | 0 | Economic | |
| Attic | 38,539 | % Complete | |
| Other Features | 0 | C&D Factor | 10 |
| | | Adj Factor | 1 |
| Subtotal | 473,920 | Additions | 15,000 |
| Ground Floor Area | 1,032 | | |
| Total Living Area | 2,504 | Dwelling Value | 338,210 |
| Building Notes | | | |

| Outbuilding Data | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--------------------|--------|------|--------|--------|-----------|-----------|-------|---------|-----|-----|-----|---|------|---|---|-------|-----------|-----|-----|-----|---|------|---|---|-------|---|----|------|-------------|------|---|--|---------------|------|---|----|-----|----|---|----|-----|----|---|-------|-----------|----|---|-----|---------|------|---|-----|--------------------|------|
| <table border="1"> <thead> <tr> <th>Type</th> <th>Size 1</th> <th>Size 2</th> <th>Area</th> <th>Qty</th> <th>Yr Blt</th> <th>Grade</th> <th>Condition</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Carport</td> <td>1 x</td> <td>414</td> <td>414</td> <td>1</td> <td>1940</td> <td>C</td> <td>A</td> <td>1,130</td> </tr> <tr> <td>Pool-Plin</td> <td>1 x</td> <td>512</td> <td>512</td> <td>1</td> <td>1970</td> <td>C</td> <td>A</td> <td>5,330</td> </tr> </tbody> </table> | Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value | Carport | 1 x | 414 | 414 | 1 | 1940 | C | A | 1,130 | Pool-Plin | 1 x | 512 | 512 | 1 | 1970 | C | A | 5,330 | <table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1032</td> </tr> <tr> <td>B</td> <td>12</td> <td>EFB</td> <td>64</td> </tr> <tr> <td>C</td> <td>12</td> <td>EFB</td> <td>72</td> </tr> <tr> <td>D</td> <td>50/15</td> <td>BSMT/FBAY</td> <td>27</td> </tr> <tr> <td>E</td> <td>RC1</td> <td>CARPORT</td> <td>414*</td> </tr> <tr> <td>F</td> <td>RPI</td> <td>PLASTIC LINER POOL</td> <td>512*</td> </tr> </tbody> </table> | ID | Code | Description | Area | A | | Main Building | 1032 | B | 12 | EFB | 64 | C | 12 | EFB | 72 | D | 50/15 | BSMT/FBAY | 27 | E | RC1 | CARPORT | 414* | F | RPI | PLASTIC LINER POOL | 512* |
| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Carport | 1 x | 414 | 414 | 1 | 1940 | C | A | 1,130 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pool-Plin | 1 x | 512 | 512 | 1 | 1970 | C | A | 5,330 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ID | Code | Description | Area | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A | | Main Building | 1032 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B | 12 | EFB | 64 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C | 12 | EFB | 72 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| D | 50/15 | BSMT/FBAY | 27 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| E | RC1 | CARPORT | 414* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| F | RPI | PLASTIC LINER POOL | 512* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | 12 | | | 3,220 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | | 12 | | | 3,530 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 50 | 15 | | | 8,250 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |