

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT										
NGARUIYA JOSEPH 10 NEW ST APT 1309 EAST BOSTON MA 02128 GIS ID F_387471_2844584 Mailed												Description RES LAND		Code 130		Appraised 193800		Assessed 193,800		1006 EAST LONGMEADOW		
				TOPO WET		EASEMENT		TRAFFIC		CORNER												
				DRAINAGE				VIEW		COMMUNITY												
SUPPLEMENTAL DATA																						
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		193,800		193,800						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
NGARUIYA JOSEPH HAPPY ACRES LLC GOLDSTEIN MARLENE				25499 0079		07-19-2024		U	V	398,000		1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				24740 0436		09-26-2022		U	V	1		1A	2024	130	31,400	2023	130	28,600				
				23627 00447		01-04-2021		U	V													
				Total								Total	31,400	Total		28,600		Total				
EXEMPTIONS												OTHER ASSESSMENTS										
Year	Code	Description			Amount		Code	Description			YEAR		Amount		Comm Int		This signature acknowledges a visit by a Data Collector or Assessor					
				Total																		
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name						Tracing			Batch											
0001																						
NOTES																						
NEW FY2024 PLANS 396-2 LOT 16																						
HAPPY ACRES SUB DIVISION																						
CREATED FROM PARCEL 54-6-0																						

State Use 130
Print Date 11/25/2024 8:31:28 A

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)																	
Element		Cd	Description				Element		Cd	Description														
Style		99	VACANT				Central Vac																	
Model		00	VACANT				Basement Floor																	
Grade							Bsmt Garage																	
Stories							Units																	
Foundation							MIXED USE																	
Exterior Wall 1							Code		Description			Percentage												
Exterior Wall 2							130		LAND			100												
Roof Structure												0												
Roof Cover												0												
Interior Wall 1							COST / MARKET VALUATION																	
Interior Wall 2							Adj Base Rate					1												
Interior Floor 1							RCN																	
Interior Floor 2							Net Other Adj																	
Heat Fuel							Year Built																	
Heat Type							Effective Year Built								No Sketch									
AC Type							Depreciation Code																	
Bedrooms							Remodel Rating																	
Full Baths							Year Remodeled																	
Half Baths							Depreciation %																	
Extra Fixtures							Functional Obsol																	
Total Rooms							External Obsol																	
Bath Style							Cost Trend Factor																	
Half Bath Style							Condition																	
Kitchens							% Complete																	
Kitchen Style							Overall % Condition																	
Extra Kitchens							RCNLD																	
Extra Kitchen St							Dep % Ovr																	
FBM Sqft							Dep Ovr Comment																	
FBM Quality							Misc Imp Ovr																	
FIN ATC Sqft							Misc Imp Ovr Comment																	
FIN ATC Quality							Cost to Cure Ovr																	
Fireplaces							Cost to Cure Ovr Comment																	
WS Flues																								
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)																								
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va											
BUILDING SUB-AREA SUMMARY SECTION																								
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value														
Ttl Gross Liv / Lease Area						0	0																	