

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
NGARUIYA JOSEPH MUYA ESTHER N 10 NEW ST APT 1309 EAST BOSTON MA 02128 GIS ID F_387471_2844584										Description RES LAND RESIDENTL.		Code 130 130		Appraised 175000 50000		Assessed 175,000 50,000		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												225,000		225,000														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)															
NGARUIYA JOSEPH NGARUIYA JOSEPH HAPPY ACRES LLC GOLDSTEIN MARLENE				25740 0506		01-27-2025		U	V	199,000		1A	Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed					
				25499 0079		07-19-2024		U	V	398,000		1V	2025	130	193,800		2024	130	31,400		2023	130	28,600					
				24740 0436		09-26-2022		U	V	1		1A																
				23627 00447		01-04-2021		U	V																			
Total												193,800		Total		31,400		Total		28,600								
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description			Amount		Code	Description			YEAR		Amount		Comm Int													
				Total																								
ASSESSING NEIGHBORHOOD																APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value												
Nbhd		Nbhd Name						Tracing			Batch																	
0001																												
NOTES																												
NEW FY2024 PLANS 396-2 LOT 16 HAPPY ACRES SUB DIVISION CREATED FROM PARCEL 54-6-0 B-25-214 & 24-697 RECK 6/26 OR AT OC																												
BUILDING PERMIT RECORD																VISIT / CHANGE HISTORY												
Permit Id		Issue Date		Type	Description			Amount		Insp Date		% Comp		Date Comp		Comments			Date		Type		Is	Id	Cd	Purpose/Result		
B-25-214		04-22-2025		11	POOL			48,000		07-01-2025		0				20X35 IG												
B-24-697		10-24-2024		2	DWELLING			700,000		07-01-2025		10				2 STORY, 6 BDRM,												
LAND LINE VALUATION SECTION																												
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing			Size A		Adj Unit Pric		Land Value		
1	130	LAND		RA				40,000		SF	3.12	1.400	H	LAND	1.00	NS	1.00				0			1.000	4.37	174,800		
1	130	LAND		RA				0.034		AC	7,000.00	1.000	0		1.00	NS	1.00				0			1.000	7,000	200		
Total Card Land Units								0.95	AC	Parcel Total Land Area: 0.95				Total Land Value										175,000				

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)										
Element		Cd	Description				Element		Cd	Description							
Style	9400		VACANT W/OB VACANT				Central Vac										
Model							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										
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
MN	MANUAL	EX	Outbuildi	L		30.00	2025	60	0.00	AV	A					1.00	50,000
BUILDING SUB-AREA SUMMARY SECTION																	
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value							
Ttl Gross Liv / Lease Area						0	0										

