

9/18/2025 7:56 pm SEQ #: 485

CURRENT OWNER						PARCEL ID			LOCATION				
PARENTE JASON M ET AL BRET H LABELLE 139 CHARLES ST BOSTON, MA 02114						12-3-16-1-001			6-U1 TINYS WY				
						TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)	
						PARENTE JASON M ET AL			06/23/2017	QS	499,000	30582-77	
						6 TINYS WAY CONDO			06/14/2017	CC	30557-80		
REALTY ACQUISITIONS TRUST			03/13/2015	S	450,500	28736-310							
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Use	Lpi	VC	CREDIT AMT	ADJ VALUE	
TOTAL		7,144 SF		ZONING	R3	FRNT	51		ASSESSED	CURRENT	PREVIOUS		
Nbhd				NOTE					LAND	0	0		
Infl1					BUILDING	835,100	780,600						
Infl2					DETACHED	1,300	1,300						
					OTHER	0	0						
TOTAL								TOTAL	836,400	781,900			
TY	QUAL	COND	DIM/NOTE		YB	UNITS	ADJ PRICE	RCNLD	PHOTO 06/22/2023				
SHF	A	1.00	A	0.70	8 X 10	1995	80	24.00	1,300				
BUILDING		CD	ADJ	DESC		MEASURE	4/18/2023	NL	BLDG COMMENTS				
MODEL		10		CONDO					UNIT 1 = ENTIRE LOWER LEVEL				
STYLE		1	1.00	CONDO [100%]		LIST	6/22/2023	INT					
QUALITY		A+	1.05	PLUS AVE [100%]		REVIEW	7/25/2023	CAM					
FRAME		1	1.00	WOOD FRAME [100%]									

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD
1020	100	CONDOMINIUM					1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-CC-008	03/08/2018 10/12/2009	42	INSP DATA QU		06/22/2023	NL	0	0
		70	RESIDENT		03/14/2018	CAM	0	0
		9	SPLIT/SUBS/L		03/08/2018	SF	100	100
		42	INSP DATA QU		07/17/2014	CB	0	0
		12	MEMO				100	100

(D) OPA

1 10 1

3 4

(C) LLF

12 12

15 17 17

16 12

28

(A) LLF 0.33

28

YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	888,447		
NET AREA	1,127	DETAIL ADJ	3.855	COMPLEX	512	6 TINY'S WAY	2.10	+	LLF	L	LOWER LEVEL FIN	1,127	1982	744.53	839,086	CONDITION ELEM		CD	
\$NLA(RCN)	\$788	OVERALL	1.000	CONDO STYLE	1	APT	1.08	D	OPA	N	OPEN PORCH	10		44.80	448	EXTERIOR		G	
				EXT. COVER	1	WOOD SHINGLE	1.00		DSF	O	DEEDED SF	1,130		0.00		INTERIOR		G	
				NBHD	14	NORTH CENTRAL	1.70		PSP	O	PARKING SPACE	1		48,913.00	48,913	KITCHEN		A	
				VIEW/LOC	1	NONE	1.00									BATHS		A	
				NET ADJ(MKT)	100	100	1.00									HEAT		A	
				HEATING/COOL	2	HOT WATER	1.00									ELECT		A	
				FUEL SOURCE	2	GAS	1.00												
				BEACH RIGHTS	1	NO	0.00												
				FIREPLACE	99	0 FPL	0.00												
				BASEMENT	1	NONE	1.00												
				SEPTIC FIELD	2	TITLE V	1.00												
CAPACITY		UNITS	ADJ																
STORIES		1	1.00																
ROOMS		5	1.00																
BEDROOMS		2	1.00																
FULL BATHS		1	.00																
HALF BATHS		0	.00																
TOT FIXTURES		6	1.00																
# OF UNITS		1	1.00																
KITCHENS		1	1.00																
AFFORD.HSG UN		0	1.00																
EFF.YR/AGE		2004 / 20																	
COND		6 6 %																	
FUNC		0																	
ECON		0																	
DEPR		6 % GD		94															
RCNLD		\$835,100																	