PARCEL ID 0203505366 **Property Location:** 197 Eighth ST, Unit PH223
Internal ID 1010722 CHARLESTOWN, MA 02129 **Building: 1 of 1** **Card: 1 of 1** **Print Date:** 10/26/2026 10:54 am

Current Owner

FLAGSHIP PH REALTY TRUST
C/O TWINFOCUS CAPITAL PARTNEF
75 PARK PLAZA
BOSTON, MA 02116
Additional Owners:

ACCOUNT INFORMATION

Land Type	State Class	Lot SF	Status
CD	102	2,147	N

ACTIVITY HISTORY

Date	ID	Type	Inf. Source	Code	Description
09/29/2020	021	O	N	R	Revaluation
08/16/2018	021	O	N	M	Maintenance
04/26/2018	021	O	U	S	Sale Verification
03/23/2016	003	O	N	A	Response To Appeal
10/31/2014	910	O	N	M	Maintenance
07/09/2013	991	O	N	M	Maintenance
11/14/2011	998	O	I	S	Sale Verification
10/14/2009	264	O	N	R	Revaluation

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	102	1,642,400	1,642,400
RES LAND	102	0	0
RESIDNTL	102	0	0
Value Source: R		**Total:**	1,642,400	1,642,400

This signature acknowledges a visit by an Assessor

DATA ENTRY
Entry Date: _____ **Entry ID:** _____

RES 2026 PROD
City of Boston Assessing Dept

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	SALE PRICE	V.C.
FLAGSHIP PH REALTY TRUST	58476-322	09/01/2017	Q	1,625,000	X3
FEINBERG MICHAEL G	48362-002	09/08/2011	Q	850,000	X3
MARAGANORE JOHN	26013-206	03/16/2001	Q	975,000	X2
KABBARA WASSEEM S	20383-067	02/29/1996	Q	390,000	X3
FLAG WHARF INC	17823-030	11/02/1992	U	10,000	L1
HAYES RONALD F E TRUSTEE	16189-091	03/28/1990	Q	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Use	Type	Val Source	Land Value	Building Value	Assessed Value
2026	102	CD	R	0	1,642,400	1,642,400
2025	102	CD	R	0	1,626,400	1,626,400
2024	102	CD	O	0	1,751,600	1,751,600
2023	102	CD	O	0	1,668,100	1,668,100
2022	102	CD	O	0	1,635,400	1,635,400
2021	102	CD	O	0	1,635,400	1,635,400
2020	102	CD	O	0	1,588,800	1,588,800
2019	102	CD	O	0	1,557,675	1,557,675

WARD/PRECINCT/BLOCK

Ward: 02
Precinct: 02
Block: 040

ABATEMENTS/ATB

Appno	Decision	Amount	Revised AV

PROPERTY FACTORS

TOPO	TOPO EFF	STRT/ROAD	LANDSCAPE
L Level	G Good	D Dead End	G Good

EXEMPTIONS

Year	Type/Description	Amount
	-	
	Total:	

FIRES

Date	Description	Loss

COMMENTS

EASEMENT 2 PRKG SPC
20383/067

GIS SUMMARY

GIS ID:	RAD	SUB-RAD	CONDO	SPECIAL PROJECT	RECOLL BATCH	MAINT BATCH	Z-VAR
0203505100	0005		0005				

BUILDING PERMIT INFORMATION

Permit ID	Issue Date	Type	Amount	Description
E763281	10/03/2017	ELEC	10,000	Remodel living space Recesses lighting Receptacles Move washer dryer
PL757976	09/21/2017	Plum	5,000	Remodeling two bathrooms laundry

APPEND A LAND USE CHANGE

Class Change: Authorized _____ **Date :** _____

- **Add Parcel** ☐
- **Delete Parcel** ☐
- **Land Use Change** ☐
- **Consolidation** ☐
- **Subdivision** ☐
- **Condo Trust Name Change** ☐

LAND LINE VALUATION SECTION

B#	Occ	Description	Frontage	Depth	Units	S.I.	I. Factor	LT	Price	Size Adj	Nbhd	Notes/Adjustment	Land Value
		Total Land Units				SF						**Total Land Value**	0

PARCEL ID 0203505366 **Property Location:** 197 Eighth ST, Unit PH223
Internal ID 1010722 CHARLESTOWN, MA 02129 **Building: 1 of 1** **Card: 1 of 1** **Print Date:** 10/26/2026

CONSTRUCTION DETAIL

Element	Cd	Chng	Description
Occupancy	102		RESIDENTIAL CONDO
In-Law /Au Pair Suite			
Style	MR		Mid Rise
Grade	G		Good
Stories	2		
Foundation	S		Stone
Exterior Wall	B		Brick/Stone
Roof Cover	R		Rubber Roof
Roof Structure	F		Flat
AC	C		Central AC
Exterior Condition	E		Excellent
View	G		Good
Off Street Park	2		
Interior Finish	E		Elaborate
Interior Condition	E		Excellent
Heat Type	P		Heat Pump
Fireplaces	2		
Total Rooms	5		
Kitchens	1		
Eat-In Kitchen			
Kitchen Style 1	M		Modern
Kitchen Style 2			
Kitchen Style 3			
Bedrooms	1		
Full Baths	2		
Half Baths	0		
Extra Fixtures	0		
Bath Style 1	M		Modern
Bath Style 2	M		Modern
Bath Style 3			
Overall Condition	A		Average

RESIDENTIAL EXEMPTION FLAG

N

BUILDING SUMMARY SECTION

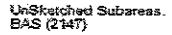
Code	Description	Gross	SFLA
BAS	First Floor	2,147	2,147
	Total	2,147	2,147

DEPRECIATION

SFLA	2,147
Gross Area	2,147
Building RCN	1,355,805
Spec. Feature RCN	100
Total RCN	1,355,905
Depreciation %	49
Building Cost	686,800

	Current	Change
Primary OCC	102	
Structure Class		
Actual Yr Built	1989	
Year Remodeled	2017	
Effective Yr Built	1989	
Overall Condition	A	
Status	N	
% Complete	0	
% GD Override (Cost)		
Type		
Reason		
Date		
ID		
Comment	OVR TO MRA	

SKETCH



SKETCH TRAVERSE

VALUE SUMMARY

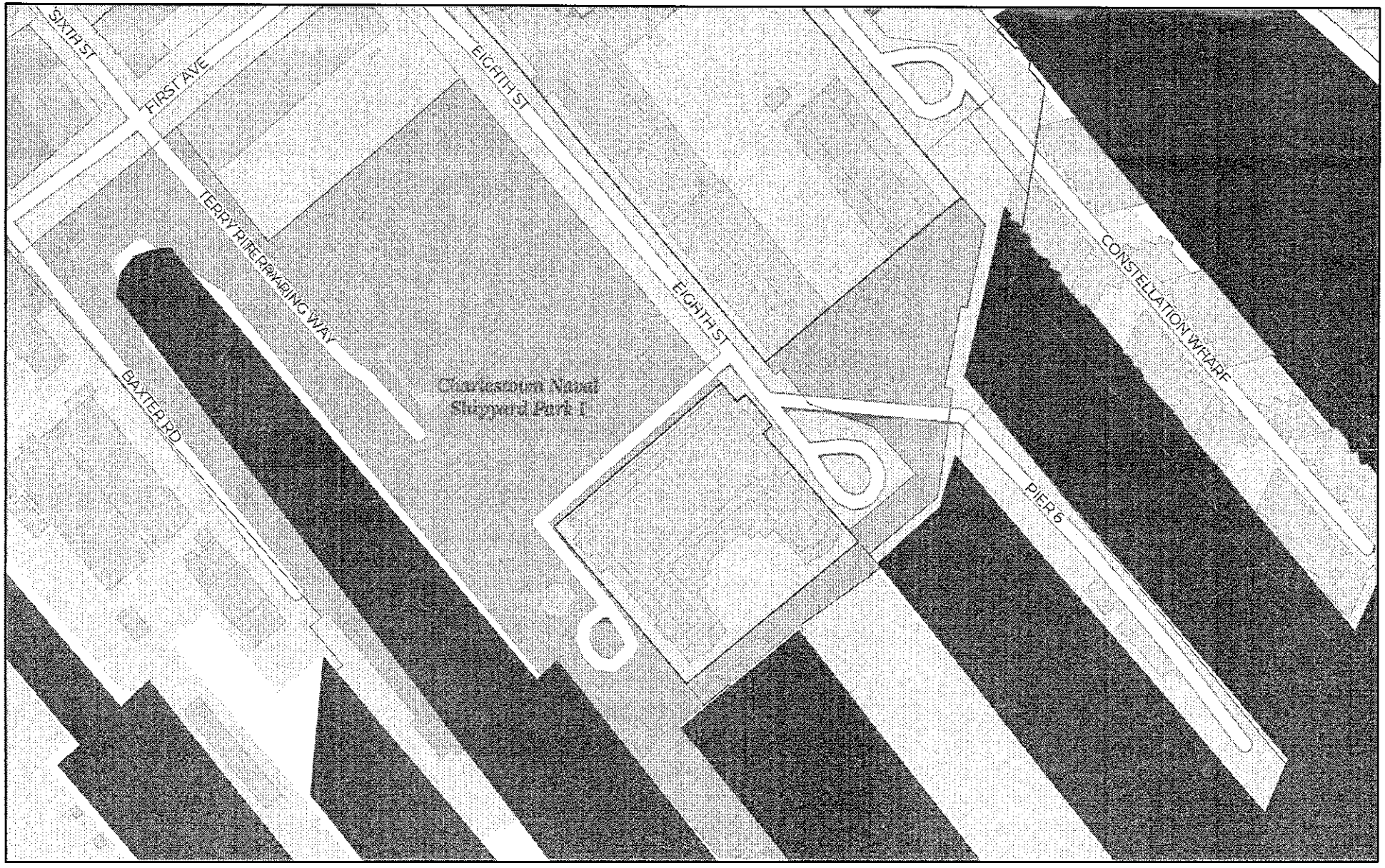
	Regress (L&B)	Cost (L&B)
	1,642,400	686,800
Processing Status	C	C
Date Run	08/20/2024	08/20/2024

SPECIAL FEATURES/AMENITIES/DETACHED STRUCTURES

Code	Description	SF/YI	Units	UOM	Unit Price	Grade	Cond	Meas 1	Meas 2	RCN	Assessed Value
CB_S	Balcony SF	S	72	SF	1.50	AV	EX	6	12	109	100
CW_C	Aux Laundry COUN	S	1	EA	1.00	AV	EX	1		2	0

	Value Adjust.	Override	Percent Complete
Factor/Value	0.89	0	
Type	T	T	
Reason	N		
Date	08/06/2024	08/20/2024	
ID	051		
Comment			
Value Source	R	Final Value	1,642,400

ArcGIS Web Map



10/26/2026, 10:56:21 AM

Parcels FY26

1:2,800

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.11 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community