

Property Record Card

Parcel ID: 014/016-0-0180-0000.0 MAP: 016.0 BLOCK: 0180 LOT: 0000.0 Parcel Address: 0 POND ST FY: 2019

PARCEL INFORMATION		Use-Code: 337	Sale Price: 850,000	Book: 46541	Road Type: T	Inspect Date: 09/18/2010
Owner: DIAP QYANG PHAT	Tax Class: T	Sale Date: 11/25/2005	Page: 0122	Rd Condition: P	Mass Date:	
Address: 197 LINWOOD AVE NEWTON MA 02460	Tot Fin Area: 0	Sale Type: L	Cert/Doc:	Traffic: H	Entrance:	
	Tot Land Area: 0.170	Sale Valid: G	Grantor: CHENG-CHEN LLP	Water: Sewer:	Collect Id: REB	
	Sewer: Exempt-B/L% 0/0	Resid-B/L% 0/0	Comm-B/L% 100/100	Indus-B/L% 0/0	Inspect Reas: M	
					Open Sp-B/L% 0/0	

LAND INFORMATION						
NBHD CODE:	333	NBHD CLASS:	1	ZONE:	30	
Seg Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value
1	P	337	7500	0.170	N	158,978

DETACHED STRUCTURE INFORMATION						
Str	Unit	Mer-1	Mer-2	E-YR-Blt	Grade	Cond
AS	S	7000		1970	A	A
						%Good P/F/E/R
						50/100/100/50
						Cost
						10,200

VALUATION INFORMATION						
Current Total:	169,200	Bldg:	10,200	Land:	159,000	MkLnd:
Prior Total:	156,200	Bldg:	10,000	Land:	146,200	MkLnd:
						159,000
						146,200

Sketch



Photo



Commercial Property Record Card

12 POND ST.

Parcel ID: 014/016.0-0181-0000.0 MAP: 016.0 BLOCK: 0181 LOT: 0000.0 Parcel Address: 12 POND ST FY: 2019

PARCEL INFORMATION		Use-Code: 326	Tax Class: T	Sale Price: 850,000	Book: 48541	Road Type: T	Inspect Date: 06/13/2017
Owner: DIEP QYANG PHAT		Tot Fin Area: 7011	Sale Date: 11/25/2005	Page: 0122	Rd Condition: P	Meas Date: 06/13/2017	
Address: 197 LINWOOD AVE NEWTON MA 02460		Tot Land Area: 0.170	Sale Type: P	Cert/Doc: 122	Traffic: H	Entrance: C	
		Sewer: CHENG-CHEN LLP	Sale Valid: G	Water: PS	Sewer: SW	Collect Id: CE	
		Exempt-B/L%: 0/0	Resid-B/L%: 0/0	Comm-B/L%: 100/100	Indust-B/L%: 0/0	Inspect Reas: C	

COMMERCIAL SECTIONS/GROUPS

Section:	ID:101	Use-Code:326					
Category	Grrd-Fl-Area	Story Height	Bldg-Class	Yr-Built	Eff-Yr-Built	Cost Bldg	
2	7011	1.0	C	1967	1985	693800	
Groups:							
Id	Cd	B-FL-A	Firs	Firs			
1	326	6340	1	1			
2	326	1160	1	1			
3	326	7560	1	1			

LAND INFORMATION

NBHD CODE:	333	NBHD CLASS:	1	ZONE:	30
Seg	Type	Code	Method	Sq-Ft	Acres
1	P	326	S	7500	0.170

DETACHED STRUCTURE INFORMATION

Str	Unit	Mer-1	Mer-2	E-YR-Blt	Grade	Cond	%good P/R/E/R	Cost	Class
AS	S	3000		1995	A	A	//61	3,000	3

VALUATION INFORMATION

Current Total:	932,900	Bldg:	667,900	Land:	265,000	MkLnd:	265,000
Prior Total:	888,000	Bldg:	644,300	Land:	243,700	MkLnd:	243,700

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Property Record Card

Parcel ID: 014/016.0-0182-0000.0

MAP: 016.0

BLOCK: 0182

LOT: 0000.0

Parcel Address: 0 POND ST

FY: 2019

PARCEL INFORMATION

Owner: **DIAP QYANG PHAT**
 Address: 197 LINWOOD AVE
 NEWTON MA 02460

Use-Code: 337
 Tax Class: T
 Tot Fin Area: 0
 Tot Land Area: 0.110
 Sewer: Exempt-B/L% 0/0

Sale Price: 850,000
 Sale Date: 11/25/2005
 Sale Type: L
 Sale Valid: G
 Grantor: CHENG-CHEN LLP
 Resid-B/L% 0/0

Book: 46541
 Page: 0122
 Cert/Doc: M
 Water: Sewer: Industri-B/L% 0/0
 Comm-B/L% 100/100

Road Type: T
 Rd Condition: P
 Traffic: M
 Inspect Date: 09/18/2010
 Meas Date:
 Entrance:
 Collect Id:
 Inspect Reas: M
 Open Sp-B/L% 0/0

Sketch



LAND INFORMATION									
NBHD CODE:	333	NBHD CLASS:	1	ZONE:	30				
Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class	
1	P	337	S	5000	0.110	N	144,103		
VALUATION INFORMATION									
Current Total:	144,100	Bldg:	0	Land:	144,100	MkLnd:	144,100		
Prior Total:	132,500	Bldg:	0	Land:	132,500	MkLnd:	132,500		

Photo

Property Record Card

Parcel ID: 014/016.0-0183-0000.0

MAP: 016.0

BLOCK: 0183

LOT: 0000.0

Parcel Address: 0 DOUGLAS RD

FY: 2019

PARCEL INFORMATION

Owner: **DIAP QYANG PHAT**
 Address: 197 LINWOOD AVE NEWTON MA 02460
 Use-Code: 337
 Tax Class: T
 Tot Fin Area: 0
 Tot Land Area: 0.110
 Sewer: Exempt-B/L% 0/0
 Sale Price: 850,000
 Sale Date: 11/25/2005
 Sale Type: L
 Sale Valid: G
 Grantor: CHENG-CHEN LLP
 Resid-B/L% 0/0
 Book: 46541
 Page: 0122
 Cert/Doc:
 Comm-B/L% 100/100
 Road Type: T
 Rd Condition: P
 Traffic: L
 Water: Sewer:
 Indust-B/L% 0/0
 Inspect Date: 09/18/2010
 Meas Date:
 Entrance:
 Collect Id:
 Inspect Reas: M
 Open Sp-B/L% 0/0

LAND INFORMATION

NBHD CODE:	333	NBHD CLASS:	1	ZONE:	30		
Seg Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class
1	P	337	5000	0.110	N	144,103	

DETACHED STRUCTURE INFORMATION

Str	Unit	Mar-1	Mar-2	E-YR-Blt	Grade	Cond	%Good P/F/E/R	Cost	Class
AS	S	14374		1970	A	A	50/100/100/50	20,800	

VALUATION INFORMATION

Current Total:	164,900	Bldg:	20,800	Land:	144,100	MktLnd:	144,100
Prior Total:	153,100	Bldg:	20,600	Land:	132,500	MktLnd:	132,500

Sketch



Photo



Property Record Card

Parcel ID: 014/016.0-0184-00000

MAP: 016.0

BLOCK: 0184

LOT: 0000.0

Parcel Address: 0 DOUGLAS RD

FY: 2019

PARCEL INFORMATION
 Owner: **DIEM QYANG PHAT**
 Address: 197 LINWOOD AVE NEWTON MA 02460
 Use-Code: 337
 Tax Class: T
 Tot Fin Area: 0
 Tot Land Area: 0.110
 Sewer: Exempt-B/L% 0/0
 Sale Price: 850,000
 Sale Date: 11/25/2005
 Sale Type: L
 Sale Valid: G
 Grantor: CHENG-CHEN LLP
 Resid-B/L% 0/0
 Book: 46541
 Page: 0122
 Cert/Doc: L
 Comm-B/L% 100/100
 Road Type: T
 Rd Condition: P
 Traffic: L
 Water: Sewer:
 Indust-B/L% 0/0
 Open Sp-B/L% 0/0
 Inspect Date: 09/18/2010
 Mess Date:
 Entrance:
 Collect Id:
 Inspect Reas: M
 REB

LAND INFORMATION

Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class
1	P	337	S	5000	0.110	N	144,103	

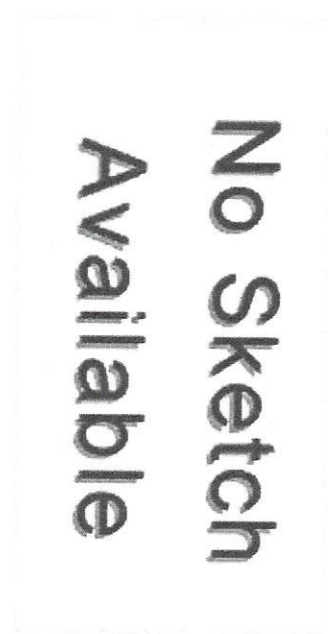
DETACHED STRUCTURE INFORMATION

Str	Unit	Msr-1	Msr-2	E-VR-Bit	Grade	Cond	%Good P/F/E/R	Cost	Class
AS	S	4791		1970	A	A	50/100/100/50	6,900	

VALUATION INFORMATION

Current Total:	151,000	Bldg:	6,900	Land:	144,100	MktLnd:	144,100
Prior Total:	139,400	Bldg:	6,900	Land:	132,500	MktLnd:	132,500

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