

 **Assessment and Sales Report**
Location & Ownership Information**Address:** 85 Brainerd Rd, Unit 311, Allston, MA 02134-4548**Map Ref.:** **W:21 P:01515 S:066** **Zoning:****Owner 1:** Xiaoping Hu**Owner 2:****Owner Address:** 85 Brainerd Rd, Unit 311, Allston, MA 02134-4548**Property Information**

| | | | |
|-------------------------|-------------|---------------------------|-------------------------|
| Use: | Condominium | Style: | Mid-Rise |
| Levels: | 1 | Lot Size: | 0.02 Acres (1040 sqft.) |
| Year Built: | 1986 | Total Area: | 1040 sqft. |
| Total Rooms: | 5 | Total Living Area: | 1040 sqft. |
| Bedrooms: | 2 | First Floor Area: | 0 sqft. |
| Full Baths: | 2 | Addl Floor Area: | 0 sqft. |
| Half Baths: | 0 | Attic Area: | 0 sqft. |
| Roof Type: | | Finished Basement: | 0 sqft. |
| Heat Type: | Forced Air | Basement: | 0 sqft. |
| Fuel Type: | | Basement Type: | |
| Exterior: | Brick | Attached Garage: | 0 |
| Foundation: | | Other Garage: | 0 |
| Air Conditioned: | Yes | Fireplaces: | 1 |

Condition:**Assessment Information**

| | | | |
|---------------------------|---------------------------|-------------------------|------------|
| Last Sale Date: | 8/31/2016 | Last Sale Price: | \$602,000 |
| Last Sale Book: | 56690 | Last Sale Page: | 159 |
| Map Ref.: | W:21 P:01515 S:066 | Tax Rate (Res): | 10.54 |
| Land Value: | \$0 | Tax Rate (Comm): | 25 |
| Building Value: | \$563,900 | Tax Rate (Ind): | 25 |
| Misc Improvements: | \$0 | Fiscal Year: | 2019 |
| Total Value: | \$563,900 | Estimated Tax: | \$5,943.51 |

Sales History**Recent Sale #1**

| | | | |
|---------------------|-------------|-------------------------|----------------|
| Sale Price: | \$602,000 | Sale Date: | 8/31/2016 |
| Buyer Name: | Xiaoping Hu | Seller Name: | Elia D Marcano |
| Lender Name: | | Mortgage Amount: | \$0 |

| | | | |
|---------------------------|-----------------------|-------------------------|---------------------|
| Sale Book: | 56690 | Sale Page: | 159 |
| Recent Sale #2 | | | |
| Sale Price: | \$389,000 | Sale Date: | 10/24/2006 |
| Buyer Name: | Elia D Marcano | Seller Name: | Jieun Kim |
| Lender Name: | Countrywide Home Loan | Mortgage Amount: | \$310,800 |
| Sale Book: | 40613 | Sale Page: | 183 |
| Recent Sale #3 | | | |
| Sale Price: | \$376,500 | Sale Date: | 2/3/2005 |
| Buyer Name: | Jieun Kim | Seller Name: | Silvia A Ponce |
| Lender Name: | Citimortgage Inc | Mortgage Amount: | \$301,200 |
| Sale Book: | 36420 | Sale Page: | 243 |
| Recent Sale #4 | | | |
| Sale Price: | \$124,000 | Sale Date: | 6/28/1994 |
| Buyer Name: | Gabriel M Shohet | Seller Name: | P&s Rt |
| Lender Name: | | Mortgage Amount: | \$0 |
| Sale Book: | 19157 | Sale Page: | 213 |
| Mortgage History | | | |
| Recent Mortgage #1 | | | |
| Buyer Name: | Silvia A Ponce | Lender Name: | Old Colony Mtg Corp |
| Mortgage Amount: | \$150,000 | Mortgage Date: | 10/1/1998 |
| Mortgage Book: | 22936 | Mortgage Page: | 239 |
| Recent Mortgage #2 | | | |
| Buyer Name: | Silvia A Ponce | Lender Name: | Lourdes Marquez |
| Mortgage Amount: | \$125,000 | Mortgage Date: | 7/22/1994 |
| Mortgage Book: | 19209 | Mortgage Page: | 228 |

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