

 **Assessment and Sales Report**
Location & Ownership Information**Address:** 85 Brainerd Rd, Unit 505, Allston, MA 02134-4548**Map Ref.:** **W:21 P:01515 S:112** **Zoning:****Owner 1:** Ge Tian**Owner 2:****Owner Address:** 85 Brainerd Rd, Unit 505, Allston, MA 02134-4548**Property Information**

Use:	Condominium	Style:	Mid-Rise
Levels:	1	Lot Size:	0.03 Acres (1190 sqft.)
Year Built:	1986	Total Area:	1190 sqft.
Total Rooms:	5	Total Living Area:	1190 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:	0

Condition:**Assessment Information**

Last Sale Date:	8/17/2015	Last Sale Price:	\$599,000
Last Sale Book:	54930	Last Sale Page:	210
Map Ref.:	W:21 P:01515 S:112	Tax Rate (Res):	10.54
Land Value:	\$0	Tax Rate (Comm):	25
Building Value:	\$589,500	Tax Rate (Ind):	25
Misc Improvements:	\$0	Fiscal Year:	2019
Total Value:	\$589,500	Estimated Tax:	\$6,213.33

Sales History**Recent Sale #1**

Sale Price:	\$599,000	Sale Date:	8/17/2015
Buyer Name:	Xinhui Zhou	Seller Name:	Daniel F Dori
Lender Name:		Mortgage Amount:	\$0

Sale Book:	54930	Sale Page:	210
Recent Sale #2			
Sale Price:	\$445,000	Sale Date:	8/21/2006
Buyer Name:	Daniel F Dori	Seller Name:	Kent Pansiri
Lender Name:	Wells Fargo Bank	Mortgage Amount:	\$356,000
Sale Book:	40227	Sale Page:	274
Recent Sale #3			
Sale Price:	\$130,000	Sale Date:	4/25/1994
Buyer Name:	Leon Shneider	Seller Name:	Frances B Barrett
Lender Name:	Baybank	Mortgage Amount:	\$117,000
Sale Book:	19021	Sale Page:	152
Mortgage History			
Recent Mortgage #1			
Buyer Name:	Daniel F Dori	Lender Name:	Quicken Loan Inc
Mortgage Amount:	\$328,525	Mortgage Date:	6/12/2013
Mortgage Book:	51597	Mortgage Page:	304
Recent Mortgage #2			
Buyer Name:	Daniel F Dori	Lender Name:	Taylor Bean&whitaker
Mortgage Amount:	\$352,000	Mortgage Date:	3/14/2008
Mortgage Book:	43246	Mortgage Page:	111
Recent Mortgage #3			
Buyer Name:	Leon Schneider	Lender Name:	Fleet Natl Bk
Mortgage Amount:	\$137,600	Mortgage Date:	3/7/2003
Mortgage Book:	30766	Mortgage Page:	208
Recent Mortgage #4			
Buyer Name:	Leon Shneider	Lender Name:	Mortgage Networks Inc
Mortgage Amount:	\$110,000	Mortgage Date:	11/19/1997
Mortgage Book:	21912	Mortgage Page:	100
Recent Mortgage #5			
Buyer Name:	Leon Shneider	Lender Name:	Bankboston
Mortgage Amount:	\$113,000	Mortgage Date:	1/22/1997
Mortgage Book:	21152	Mortgage Page:	246

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