

APPENDIX B - ESTIMATED VALUE INCREASES, 1984-1985

NOTES:

1. The factors below are average sale price/ assessment ratios by district. They are a reasonable reflection of real value changes over the one year period and of relative changes among classes and neighborhoods. However, the numbers are not final.

2. The factors for condominiums are not yet available.

3. No factor is shown for cells with three or fewer sale

	DISTRICT												
	1	2	3	4	6	7	8	9	10	12	13	18	19
R1	1.54	1.31	1.38	1.38	1.39	1.48	1.37	1.58	1.50	1.73	1.23		
R2	1.46	1.90	1.25	1.28	1.35	1.40	1.40		1.42	1.77	1.52	1.54	1.42
R3	1.81	1.79	1.44	1.46		1.58				1.61	1.57		
4-6	1.66	1.45	1.54			1.03			1.16	1.59	1.39		
Units													
7+	1.85		*	*	*				*				
Units													

*=1.51 = Avg. of sales in districts 3, 4, 6, 10, 11
("Harvard Square Area")

4-6 UNITS

		OVERALL														CAP % RATE INCLUDING TAXES	
ADDRESS	MAP/LOT	1 DISTRICT	2 RC CLASS	3 SALE DATE	4 # UNITS	5 # ROOMS	6 COST PER UNIT	7 SALE PRICE	8 ASSESSED VALUE	9 ASSESSMENT RATIO	10 GROSS RENT / NET RENT	11 OPERATING EXPENSES / % OF GROSS	12 GRM FCAPS / CAPS	13 NRM FCAPS / NRM -CAPS	14 RATE FCAPS / -CAPS	15 CAP % RATE INCLUDING TAXES	
35 MAGILLIA ST	140-39	1	3 / B	9/23/35	6	23	30,000	180,000	230,700	0.7302	23476 / 15359	3577 / 35%	7.7 / 3073	11.7 / 14.7	10.1 / 8.5	10.1	
31-35 ANTRIM ST	114-133	2	3 / B	7/9/35	6	26	31,167	187,000	121,600	1.5378	15576 / 9529	6047 / 39%	12.0 / 2007	19.6 / 24.9	6.6 / 5.6	6.6	
1536 CAMBRIDGE ST	139-115	3	3 / C	3/23/35	6	24	21,667	130,000	186,000	0.6967	24132 / 9799	14333 / 60%	5.4 / 0	13.3 / 13.3	9.1 / 9.1	9.1	
402-402A BROADWAY	115-47	4	3 / A	7/23/85	5	19	42,761	213,803	211,700	1.0100	20112 / 8272	11340 / 53%	10.6 / 736	25.9 / 28.4	3.9 / 3.5	3.9	
2-4 EMMONS PL	140-125	5	3 / C	9/13/35	4	16	29,500	118,000	100,500	1.1741	13656 / 5117	8539 / 63%	8.6 / 0	23.1 / 23.1	5.9 / 5.9	5.9	
67 INMAN ST	114-93	6	3 / D	6/11/35	4	13	45,000	180,000	54,500	3.3028	6352 / 1252	5600 / 82%	26.3 / 0	143.8 / 143.8	2.2 / 2.2	2.2	
366 BROADWAY	103-61	7	3 / D	9/11/35	8	14	23,125	185,000	178,400	1.0370	21576 / 9642	11934 / 55%	8.6 / 0	19.2 / 19.2	6.7 / 6.7	6.7	
27-27 1/2 NIPLE AVE	112-63	8	3 / D	11/1/35	5	10	48,000	240,000	86,000	2.7907	9516 / 4709	4307 / 51%	25.2 / 0	51.0 / 51.0	3.5 / 3.5	3.5	
AVERAGES		10	3		75	PER MONTH RENT	32586	177,200		1.5412	256 MONTH RENT	1619 PER UNIT / 56%	13.0	21.0 / 21.8	6.0 / 5.6	6.0	
41 MAY ST	257-56	12	7 / B	1/3/35	6	32	33,333	200,000	178,100	1.1230	31740 / 24065	7675 / 24%	6.3 / 4701	8.3 / 9.8	13.6 / 11.7	13.6	
2 125-125 DUBLIN ST	190-106	13	7 / A	1/10/35	5	19	13,980	94,900	100,100	0.9431	11376 / 3277	3033 / 27%	8.3 / 553	11.5 / 12.3	10.3 / 9.7	10.3	
AVERAGES		15	7		70	MONTH RENT PER UNIT	26809	147,450		1.03	327 MONTH RENT	979 PER UNIT / 26%	7.3	9.9 / 11.1	12.0 / 10.7	12.0	
5-10 BENEDICT ST	166-57	17	10 / C	9/13/35	6	30	32,500	195,000	167,900	1.164	31068 / 16345	14723 / 47%	6.3 / 674	11.9 / 12.7	9.9 / 9.6	9.9	
5 BENEDICT ST	166-15	18	10 / B	3/13/35	6	24	29,167	175,000	150,700	1.1612	13630 / 4717	8963 / 66%	10.6 / 0	37.1 / 37.1	4.2 / 4.2	4.2	
216 BRIDGE ST	216-37	19	10 / C	1/10/35	7	21	103,571	725,000	208,000	3.4856	29040 / 16691	12349 / 43%	25.0 / 0	43.4 / 43.4	3.8 / 3.8	3.8	
AVERAGES		21	10		82	MONTH RENT PER UNIT	30,834	185,000		1.16	324 MONTH RENT	1897 PER UNIT / 52%	14.0	26.0 / 29.9	6.0 / 5.9	6.0	
52-54 FARMING ST	127-44	23	12 / D	10/23/35	5	15	33,600	168,000	73,900	2.2733	12168 / 6262	5906 / 49%	13.8 / 0	26.8 / 26.8	5.3 / 5.3	5.3	
20-72 HOWARD ST	123-52	24	12 / B	10/17/35	4	20	56,250	225,000	147,500	1.5254	20940 / 15640	5300 / 25%	10.8 / 4423	14.4 / 20.1	8.5 / 6.5	8.5	
31-33 PUTNAM AVE	130-94	25	12 / C	5/31/35	4	19	34,250	137,000	129,400	1.0537	13360 / 6716	11644 / 63%	7.5 / 0	20.4 / 20.4	6.4 / 6.4	6.4	
210 RIVER ST	125-115	26	12 / C	4/1/35	4	20	22,500	90,000	59,600	1.5100	5976 / 3354	2622 / 44%	15.1 / 0	26.8 / 27.1	5.2 / 5.2	5.2	
AVERAGES		28	12		65	MONTH RENT PER UNIT	36,470	155,000		1.5919	282 MONTH RENT	7126 PER UNIT / 46%	11.8	22.1 / 23.6	6.4 / 5.9	6.4	

LARGER AND MEDIUM SIZED MULTI APARTMENT S
1985 RENT CONTROL SALES ANALYSIS
CITY WIDE OVERVIEW

CITY WIDE OVERVIEW															
ADDRESS	MAP/LOT	1 DISTRICT / RC CLASS	2 SALE DATE	3 UNITS / # ROOMS	4 COST PER UNIT	5 SALE PRICE	6 ASSESSED VALUE	7 ASSESSMENT RATIO	8 GROSS RENT / NO1	9 OPERATING EXPENSES / % OF GROSS RENT	10 GRM / CAPS	11 NRM + CAPS / (-) CAPS	12 RATE + CAPS / (-) CAPS	OVERALL CAP RATE INCLUDING TAXES	
295 HARVARD ST	103 / PT 22	3 / B	12/17/35	107 / 321	40 597	4343 831	2769 100	1.5687	534901 / 338733	146198 / 37%	8.1 / 16885	12.8 / 13.5	9.2 / 8.3	9.2	
FIVE NEWER BUILDING - PREMIUM - SEPARATE		4 CONDO	UNITS	WITHIN	STRUCTURE										
E-B CRAIGIE CIRCLE	224 / 31	10 / B	1/11/35	81 / 213	21 605	1750 000	1809 006	9.674	378432 / 216984	161448 / 43%	4.6 / 13994	8.1 / 8.6	13.9 / 13.1	13.9	
1800 MASS AVE	176 / 13	6 / B	7/19/35	66 / 239	25 758	1700 000	1366 916	1.2437	315756 / 191560	124196 / 39%	5.4 / 11563	8.9 / 9.5	12.8 / 10.6	12.8	
2 FAMILY EXCLUDED/DEDUCTED				17633 ROOMS 452 197					694133 197						
AVERAGES	LARGER	BUILDINGS		128	23,681	1725,000		1.11	394 MONTH RENT	1993 PER UNIT / 41%	5	8.5 / 9.1	13.4 / 11.9	13.4	
11 EVERETT ST	Q 157 / 23	4 / A	11/26/35	24 / 122	24 583	590 000	400 100	1.4746	97272 / 41278	55994 / 58%	6.1 / 925	14.3 / 14.6	8.4 / 8.3	8.4	
100-116 WILLOW ST	Q 80 / 58	1 / A	10/3/35	19 / 50	17 895	340 000	202 600	1.6782	47356 / 17204	30152 / 64%	7.2 / 0	19.8 / 19.8	6.5 / 6.5	6.5	
22-32 COGSWELL AVE	199 / 110	18 / A	6/5/35	18 / 66	11 667	210 000	213 100	9.855	37018 / 16410	20158 / 54%	5.7 / 0	12.4 / 12.4	9.6 / 9.6	9.6	
342-344 HARVARD ST	116 / 20	3 / D	12/31/35	18 / 35	27 778	500 000	225 500	2.2173	36936 / 16870	20126 / 54%	13.5 / 0	29.6 / 29.6	4.8 / 4.8	4.8	
335 ^A HARVARD ST	115 / 72	3 / A	8/1/35	17 / 54	27 941	475 000	293 800	1.6168	64248 / 26912	37336 / 58%	7.4 / 3413	17.7 / 20.2	7.2 / 6.5	7.2	
183 HARVARD ST	76 / 116	2 / D	7/17/35	15 / 45	28 567	428 500	292 300	1.4660	62856 / 40424	22382 / 36%	6.8 / 0	10.6 / 10.6	11.0 / 11.0	11.0	
15 TRUNKIDGE ST	134 / 15	11 / B	11/22/35	13 / 46	38 846	505000	267 000	1.8914	71460 / 45195	26265 / 37%	7.1 / 14358	11.2 / 16.4	10.4 / 7.5	10.4	
9-11 BIGELOW ST	118 / 27	3 / A	5/14/35	11 / 32	36 364	400 000	262 300	1.5250	54576 / 38322	16434 / 30%	7.3 / 13233	10.4 / 15.9	11.1 / 7.8	11.1	
38-40 LEE ST	117 / 71	3 / A	6/14/35	11 / 31	30 955	340 500	225 000	1.5133	52140 / 33122	19018 / 37%	6.5 / 12107	10.3 / 16.2	11.3 / 7.7	11.3	
160-362 HARVARD ST	134 / 45	11 / C	11/18/35	10 / 27	18 900	189 000	121 500	1.5556	20004 / 11549	8455 / 42%	9.5 / 0	16.4 / 16.4	7.5 / 7.5	7.5	
20-34 FULKERSON ST	34 / 90	1 / A	7/23/35	10 / 35	16 000	160 000	124 200	1.2882	14784 / 7095	7189 / 52%	10.8 / 728	22.6 / 25.1	6.0 / 5.5	6.0	
7-9 GERRY ST	166 / 25	10 / D	10/21/35	9 / 36	17 556	158 000	251 600	1.6230	25248 / 10901	14347 / 56%	6.3 / 0	14.5 / 14.5	8.4 / 8.4	8.4	
125 PORTLAND ST	42 / 57	1 / A	3/21/35	8 / 40	27 500	220 000	85 200	2.5821	34872 / 21444	13392 / 39%	6.3 / 5830	10.3 / 14.1	11.3 / 8.6	11.3	
26 MAPLE ST	113 / 70	3 / B	5/9/35	7 / 19	53 820	376 742	238 100	1.5823	52140 / 35404	16736 / 32%	7.2 / 13130	10.6 / 16.9	10.9 / 7.4	10.9	
22 GARDEN ST	216 / 37	6 / C	1/10/35	7 / 21	103 571	725 000	208 000	3.4856	29040 / 16691	12349 / 43%	25 / 0	13.4 / 43.4	3.8 / 3.8	3.8	
				183 625 7226 ROOMS		4518,000 ÷ 183			720060						
AVERAGES	MEDIUM MULTI	BUILDINGS		88	24,678	301,067		1.57	236 MONTH RENT	1624 PER UNIT / 46%	7.7	15.1 / 17.3	8.9 / 7.7	8.9	
														9.1	

4-6 UNITS
RENT CONTROL SALES - 1985

ADDRESS		RWP/LOT		1	2	3	4	5	6	7	8	9	10	11	12	OVERALL
		DISTRICT	USE CLASS	SALE DATE	#UNITS / #ROOMS	COST PER UNIT	SALE PRICE	ASSESSED VALUE	ASSESSMENT RATIO	GROSS RENT / NO	OPERATING EXPENSES / % OF GROSS	GAM / CAPS	NRM / CAPS	RATE / RATE	CAP RATE INCLUDING TAXES %	
64 HURLEY ST	17-62	1	1 / III	11/27/85	6 / 26	17500	105000	80900	1.2979	9576 / 4990	4586 / 52%	11.0 / 0	21.0 / 21.0	6.2 / 6.2	6.2	
11-13 PLYMOUTH ST	40-113	2	1 / III	10/29/85	6 / 25	32500	195000	118600	1.6442	15103 / 10945	4163 / 28%	12.9 / 4371	17.8 / 32.1	7.1 / 4.6	7.1	
122-124 SPRING ST	26-163	3	1 / III	12/4/85	6 / 22	22500	135000	55800	2.4194	12499 / 4309	7935 / 65%	10.8 / 0	31.3 / 31.3	4.6 / 4.6	4.6	
133-139 THIRD ST	17-13	4	1 / III	3/20/85	6 / 18	29167	175000	116100	1.5073	26232 / 21032	5150 / 20%	6.7 / 4034	8.3 / 10.3	13.6 / 11.3	13.6	
42-144 WEBSTER AVE	78-72	5	1 / III	4/22/85	5 / 20	33200	166000	151400	1.0964	11064 / 6302	4162 / 40%	15.0 / 0	24.1 / 24.1	5.5 / 5.5	5.5	
162-164 FIFTH ST	26-167 Q	6	1 / III	10/12/85	5 / 16	25600	128000	117600	1.088	17698 / 10329	6859 / 39%	7.2 / 92	11.8 / 11.9	10.0 / 9.9	10.0	
25-27 WARREN ST	36-136	7	1 / III	9/27/85	4 / 20	38500	154000	57300	2.6644	8736 / 5574	3162 / 36%	17.6 / 0	27.6 / 27.6	5.2 / 5.2	5.2	
48-50 SEVENTH ST	34-58	8	1 / III	9/13/85	4 / 16	33250	133000	55400	2.4007	14522 / 10171	4351 / 30%	9.2 / 0	13.1 / 13.1	9.2 / 9.2	9.2	
133-144 GORE ST (N)	23-107	9	1 / III	4/30/85	4 / 14	29500	118000	148200	.7962	5016 / 115	4901 / 98%	23.5 / 0	1026 / 1026	1.6 / 1.6	1.6	
63-67 PLYMOUTH ST (MKT)	78-47	10	1 / III	5/24/85	4 / -	45000	180000	102900	1.7493	EXEMPT - MKT						
122-124 SPRING ST (R)	26-163	11	1 / III	6/3/85	6 / 22		120000			1ST SALE "R"						
322-324 WINDSOR ST (MKT)	78-37	12	1 / III		4 / 16	120350 ÷ 42				EXEMPT - MKT						
AVERAGES		13	1		59	28,774	145,400		1.6572	229	101 / 39%	11.3	19.4 / 21.4	7.7 / 7.1	7.7	
212 HARVARD ST	33-63	15	2 / A	1/30/85	6 / 30	23333	140000	83600	1.6746	11143 / 7545	3903 / 34%	12.6 / 319	18.6 / 18.6	6.9 / 6.7	6.9	
229 HARVARD ST	33-14	16	2 / A	3/21/85	6 / 30	22500	135000	127200	1.0613	17383 / 7641	4747 / 50%	7.3 / 0	17.7 / 17.7	7.2 / 7.2	7.2	
101 LINCOLN ST	30-161	17	2 / A	2/15/85	6 / 30	14166	85000	52600	1.6153	7224 / 3503	3721 / 52%	11.8 / 0	24.3 / 24.3	5.7 / 5.7	5.7	
257-259 WINDSOR ST	79-32	18	2 / A	2/7/85	6 / 22	20833	125000	140300	.8909	21300 / 16005	5295 / 25%	5.9 / 5275	7.8 / 11.7	14.3 / 10.1	14.3	
37 UNION ST	74-45	19	2 / A	1/10/85	6 / 29	11000	66000	78700	.8366	10740 / 6165	4575 / 43%	6.2 / 0	10.7 / 10.7	10.9 / 10.9	10.9	
20-124 TREMONT ST	82-6	20	2 / C	4/5/85	6 / 18	17500	105000	115800	.9067	10930 / 6017	4963 / 45%	9.6 / 0	17.5 / 17.5	7.3 / 7.3	7.3	
348 NORFOLK ST	35-80	21	2 / A	5/6/85	4 / 22	23750	95000	41200	2.3058	5652 / 3645	2007 / 36%	16.8 / 0	26.1 / 26.1	5.3 / 5.3	5.3	
86 NORFOLK ST	89-2	22	2 / A	3/29/85	4 / 18	30750	123000	82500	1.4910	4432 / 5192	4240 / 45%	13.0 / 663	23.7 / 27.2	5.3 / 5.2	5.8	
47 R NORFOLK ST	90-192	23	2 / B	9/20/85	4 / 12	29750	119000	52400	2.2710	13260 / 3717	4543 / 34%	9.0 / 933	13.7 / 15.3	8.9 / 8.1	8.9	
AVERAGES		25	2		42	23,643	110,300		1.4504	213	102 / 41%	10.3	17.8 / 18.8	8.0 / 7.4	8.0	
		26														
		27														
		28														
		29														
		30														
		31														

APPENDIX E APPLICATION OF BAND OF INVESTMENT PRINCIPLES TO RENT CONTROLLED PROPERTY

The application of the band of investment approach in the current Cambridge context results in a "property appreciation factor" which is considerable. In other words, buyers apparently expect their financial return to be in the form of property appreciation, rather than income. (We received about 30 responses to a questionnaire we send all buyers of rent controlled property. The most prevalent response to the query as to why the property was purchased was "general investment") Indeed, at current prices and interest rates, few rent controlled buildings could show a positive cash flow to a new buyer; any financial return would have to be in the form of property appreciation. (Some buyers indicate that they are speculating that rent control may end, but this response is rarely a primary motivational factor.)

The attached page illustrates band of investment applied to sale properties of 7+ units. In this example, we utilized 13% interest rate and an 80% loan/value ratio (both prevalent last January) and we assumed a somewhat generous 20% equity return (Buehler used 13.5%). Given the overall capitalization rate derived from the sale, the derivative factor is appreciation. To summarize the numbers, .094 is the average overall cap rate and .061 is the average appreciation rate. This appreciation rate translates into an expectation of about 10% appreciation a year for ten years-- not an unreasonable assumption in the current real estate market. The Buehler case assumed an appreciation factor of 5% per year.

In conclusion, the application of band of investment approach to rent controlled property requires a prominent role for appreciation-- or else the collection of sales makes no economic sense.

APPENDIX D - Recorded Mortgage Information on Rent Control Sales

ADDRESS	MAP/LT	REGISTRY OF DEEDS - RECORDED MORTGAGE INFORMATION
37 UNION ST	79/45	A.R.M. - 3 year reviewable - 2% [±] 52800 @ 12.35% - 30 YRS
8 KENWOOD	101/48	A.R.M. - Yearly reviewable - 2.25% [±] 131300 @ 11.75% - 30 YRS
52-33 PRINCE ST	101/65	A.R.M. - Yearly reviewable - 2% [±] 76,000 @ 12.45% - 30 YRS
72 PUTNAM AVE	122/76	A.R.M. - Yearly reviewable - 2% [±] 351,000 @ 12.50% - 30 YRS
23-125 DUDLEY ST	190/106	M.H.F.A. LOAN - TERMS NOT STATED
7-9 SYCAMORE	200/32	MORTGAGE ASSIGNED
5-3 CRAIGIE CIRC	224/ ¹⁵ / ₃₁	A.R.M. YRS 1-5 Reviewable - 1% ^{MINIMUM 10%} MAXIMUM 15% 175,000 @ 12%
6 UNION ST	77/81	MORTGAGE 124,000 - NO TERMS STATED
55-365 PROSPECT ST	83/52	ASSIGNED RENTS - SECURITY - INTEREST TO BBHT
17 PLEASANT ST	127/115	MORTGAGE 120,000 - NO TERMS STATED
38-40 LEE ST	117/71	MORTGAGE 55,000 - DUE 1/9/07
9-11 BIGELOW ST	113/ ²⁶ / ₂₇	MORTGAGE 225,000 @ 12% - NAME ADDED TO 1ST
1-33 PUTNAM AVE	130/94	A.R.M. REVIEWABLE 2.4% [±] 132,000 @ 10.5% - 1525% UNIT
13-50 SEVENTH ST	34/53	MORTGAGE ASSIGNED TO BANK OF BOSTON
12A-124 SPRING ST	26/163	2ND MORTGAGE - 90,000 AGAINST HOME IN SUMMERVILLE
335A HARVARD ST	115/72	SELLER FINANCED 278,707. ¹⁵ @ 10%
2-54 FAIRMONT ST	127/14	SELLER FINANCED 157,000 - 30 YRS @ 12% BALLOON 16 th YEAR
26 MAPLE AVE	113/70	SELLER FINANCED 69,450 - INTEREST NOT STATED - TERM 5 YEARS
800 MASS AVE	176/13	2ND MORTGAGE @ 9% [±] 300,000 - DUE 4 YRS - 1ST MUTUAL SAVINGS
00-116 Willow ST	80/53	340,000 CASH TRANSACTION
7-9 GERRY ST	166/25	SELLER FINANCED 18,744 DUE 7/1/86

7-100 UNITS (overall)



MORTGAGE INTEREST $\times$ LOAN RATE + OWNER INTEREST $\times$ OWNER EQUITY + TAX FACTOR - APPRECIATION FACTOR = OVERALL RATE

ADDRESS	# UNITS	1	2	3	4	
		.13 X .80	.20 X .20	.1429 = .01429 .1526 = .01526	X =	
295 HARVARD ST (N) (107)	1	.104 +	.04 +	.014 -	.066 -	.092
5-3 CRAIGIE ST (81)	2	"	"	.015 -	.020 -	.139
1800 MASS AVE (66)	3	"	"	-	.031	.128
	4					
11 Everett ST (Q) (24)	5	"	"	.014 -	.074 - OK	.084 OK
100-116 Willow ST (Q) (19)	6	"	"	.014 -	.093 - OK	.065 OK
22-32 Cogswell Ave (13)	7			.015 -	.063	.096
342-344 HARVARD ST (13)	8	"	"	.014 -	.110	.048
335 ^A HARVARD ST (17)	9	"	"	.015 -	.086	.072
183 HARVARD ST (15)	10	"	"	.015	.049	.115
15 TROWBRIDGE ST (13)	11	"	"	.014	.054	.104
9-11 BIGELOW (11)	12	"	"	.015	.048	.111
38-40 LEE ST (11)	13	"	"	.015	.046	.113
360-362 HARVARD ST (10)	14	"	"	.014	.083	.075
26-34 FULKERSON ST (10)	15	"	"	.015	.099	.060
7-9 GERRY ST (9)	16	"	"	.014	.074	.084
125 PORTLAND ST (8)	17	"	"	.015	.046	.113
26 MAPLE ST (7)	18	"	"	.015	.050	.109
	19					
	20	.104	.04	AVG =	.061	.094
	21					
	22					
	23					
	24					
	25					
	26					
	27					
	28					
	29					
	30					
	31					

- Estimated Parcels -

NO CONTACT (5/85 - 6/85)
Mailing

<u>Parcel #</u>	<u>Address</u>
118-63	17 Inman
118-62	19 Inman
118-77	21 Inman
109-32	78 Inman
109-82	72 Inman (1+2)
104-29	8 Kelly Rd.
104-30	6 Kelly Rd.
104-67	17 Kelly Rd.
109-8	8 King Pl.
103-85	4 Lawrence St.
103-84	10 Lawrence St.
103-94	9 Lawrence
115-91	41 Lee
108-50	52-54 Lee
108-62	52-54 Lee
111-6	11 Leonard
104-33	77 77 Magazine
103-89	80 Magazine
104-129	89 Magazine
113-28	40 Maple
113-30	48 Maple
115-50	8 Merrill
104-86	3 Pleasant
106-30	79 Pearl
108-72	145 Prospect
108-83	147r Prospect
109-48	175 Prospect

Panel
Number

Property Location

266-06

266-10

266-35

266-36

269-23

269-99

269-100

271-29

271-46

225 Grove Street

201 Grove Street

267 Grove Street

269 Grove Street

24 Clinton Street

66 Clinton Street

8 Clinton Street

40 Bellis Circle

9 Bellis Circle

PARCELS
NUMBER

PROPERTY LOCATION

254-29	88 Holworthy Street
255-11	88 Holworthy Street
255-77	42 Cushing Street
255-31	11 Sullivan Road
255-36	32 Sullivan Road
255-47	21 Ericsson Street
255-60	79 Belmont Street
256-6	95 Oxford Avenue
256-8	87 Oxford Avenue
256-108	11 St. Sauveur Ct.
257-28	7 Fairview Avenue
260-71	9 Alpine Street
261-144	385 Concord Ave
262-2	270 Garden Street
262-24	11 Ivy Street
262-39	211 Fayenweather Street
262-98	9 Copley Street
262-103	31 Copley Street
262-124	335 Concord Avenue
262-135	221 Fayenweather Street
262-142	299 Garden Street
262-22	251 Garden Street
263-30	127 Fayenweather Street
263-49	127 Fayenweather Street
263-49	318 Concord Avenue
263-98	117 Fayenweather Street
263-115	124 Fayenweather Street
263-133	111 Chilton Street

Parcel
Number

Property Location

103-13

195 Erie Street

103-49

50 Magazine Street

103-71

13 Perry Street

43 Cushing Street

101 Cushing Street

107 Helvidson Street

Parcel
Number

Property Location

97-117

124 Hamilton Street

98-46

8 Rockingham Street

100-12

5 Gordon Place

100-20

167 Magazine Street

85-25

354 Norfolk Street

100-21

171 Magazine Street

100-85

12 Florence Street

100-90

149 Magazine Street

101-82

307 Allston Street

101-83

110 Pleasant Street

101-121

265 Allston Street

101-122

269 Allston Street

101-147

411 Putnam Avenue.

101-191

21 Prince Street

101-193

115 Magazine Street

101-195

298 Allston Street

102-8

175 Chestnut Street

102-78

220 Erie Street

102-80

210 Erie Street

102-138

120 Magazine Street

102-54

100 Magazine Street

102-60

202 Hamilton Street

103-4

22 McKean Street

Parcel
Number

Property Location

91-96

362

Washington Street

93-7

7

Salem Street

93-40

59

Brookline Street

~~93-41~~

~~118~~

~~Paul Street~~

~~93-42~~

~~20~~

~~Paul Street~~

93-69

195

Franklin Street

93-105

209

Green Street

93-108

203

Franklin Street

~~93-110~~

~~112~~

~~Paul Street~~

~~93-111~~

~~107~~

~~Paul Street~~

~~93-112~~

~~27~~

~~Paul Street~~

~~93-113~~

~~111~~

~~Paul Street~~

~~93-114~~

~~21~~

~~Paul Street~~

~~93-115~~

~~104~~

~~Paul Street~~

~~93-116~~

~~104~~

~~Paul Street~~

95-2

190

Brookline Street

95-3

186

Brookline Street

95-41, 2

184

Brookline Street

95-6

172

Brookline Street

96-25

256

Brookline Street

96-51

584

Pitman Avenue

96-93

79

Allston Street

96-100

88

Allston Street

~~96-110~~

~~108~~

~~Paul Street~~

96-114

17

Peters Street

97-42

224

Paul Street

97-52

122

Hamilton Street

Parcel
number

Property Location

88-42

32 Elm Street

88-58

211 HARVARD Street

89-38

6 Worcester Street

89-41

113 COLUMBIA Street

89-61

131 COLUMBIA Street

89-66

15 Worcester Street

89-76

11 Suffolk Street

89-81

363 WASHINGTON Street

89-86

133 Suffolk Street

90-43

27 Essex Street

90-77

5 Ashburton Place

90-80

3 Ashburton Place

90-91

2 Percy Place

90-98

97 Norfolk Street

90-100

89K Norfolk Street

90-141

30 Essex Street

90-159

33 Essex Street

90-174

41 Essex Street

90-189

70 Prospect Street

91-76

15 Fiske Place

91-88

72 Norfolk Street

91-95

368 WASHINGTON Street

Parcel
Number

Property Location

82-93

301 Elm Street

83-34

8 Oakland Street

83-37

8 Houghton Street

83-68

10 Chaney Street

84-55

79 Tremont Street

84-71

57 Tremont Street

85-31

237 Elm Street

85-35

229 Elm Street

~~85-40~~

~~107 Elm Street~~

85-52

165 Elm Street

85-88, 2

169-171 Elm Street

86-19

137 Elm Street

86-21

129 Elm Street

~~86-22~~

~~194 Elm Street~~

87-2

176 Prospect Street

87-9

208 Prospect Street

87-13

12 Garden Road

87-51

22 Mondock Street

87-53

41 Tremont Street

87-69

12 Tremont Street

87-70

14 Tremont Street

87-131

33 Tremont Street

87-134

230 Prospect Street

87-138

47 Tremont Street

~~87-142~~

~~107 Elm Street~~

Parcel
Number

Property Location

~~79-24~~
~~79-25~~
~~79-81~~
~~79-89~~
~~79-90~~
~~79-91~~
~~79-92~~

79-57 20 Union Street

79-60 26 Union Street

79-67 42 Union Street

79-81 363 Windsor Street

79-117 320 Columbia Street

79-136 319 Columbia Street

79-138 335 Columbia Street

80-4 401 Columbia Street

80-16 220 Elm Street

80-49 453 Windsor Street

80-66 5 Palenmo Street

80-73 72 Willow Street

80-126 467 Windsor Street

80-132 475 Windsor Street

82-22 409 Norfolk Street

~~82-23~~

82-70 114 Tremont Street

82-75 168 Tremont Street

~~82-76~~

82-82 376 Prospect Street

82-89 128 Tremont Street

Parcel
Number

Property Location

~~74-10~~
74-30

~~112 Cherry Street~~
128 Cherry Street

74-31

132 Cherry Street

74-47, 1, 2

159-161 Windsor Street

74-114

247 Washington Street

74-115

245 Washington Street

75-9

65 Pine Street

75-10

51 Pine Street

75-87, 1, 2

167-169 Cherry Street

75-88

161 Cherry Street

75-89

157-159 Cherry Street

75-92

125-127 Cherry Street

75-138

96 Pine Street

75-139

98-100 Pine Street

76-6

38 Market Street

~~76-92~~

76-103

9 Boardman Street

76-119

191 Harvard Street

77-1

114 Hampshire Street

77-14

43 Market Street

77-21

260-262 Columbia Street

77-28

277 Windsor Street

77-79

267 Windsor Street

77-65

289-291 Windsor Street

~~77-38~~

77-38

12 Union Street

77-42

85 Bristol Street

44 Falkenson Street
 46 Seventh Street
 9 Seventh Street
 11 Seventh Street
 20 Lambert Street
 24+30 Seventh Street
 71 Porter Street
 39 Porter Street
 35 Warren Street
 10+12 Harding Street
 18 Harding Street
 3 Jeff Ferson Street
 16 Marcella Street
 303 McKeros Avenue
 48 Berkshire Street
 52 Plymouth Street
 9 Plymouth Street
 24 Plymouth Street
 22 Plymouth Street
 16-18 Bristol Street
 14 Vardine Street
 42 Bristol Street
 26 Plymouth Street
 5 Berkshire Place
 29-293 McKeros
 24 Webster Avenue
 49 Allston Street

36-203
 37-81
 39-68
 39-81
 40-44
 40-102, 1, 2
 40-132
 40-133
 40-144
 40-147
 40-152
 40-183
 40-187
 40-190
 40-196
 66-413

44 Falkenson Street
 46 Seventh Street
 9 Seventh Street
 11 Seventh Street
 20 Lambert Street
 24+30 Seventh Street
 71 Porter Street
 39 Porter Street
 35 Warren Street
 10+12 Harding Street
 18 Harding Street
 3 Jeff Ferson Street
 16 Marcella Street
 303 McKeros Avenue
 48 Berkshire Street
 52 Plymouth Street
 9 Plymouth Street
 24 Plymouth Street
 22 Plymouth Street
 16-18 Bristol Street
 14 Vardine Street
 42 Bristol Street
 26 Plymouth Street
 5 Berkshire Place
 29-293 McKeros
 24 Webster Avenue
 49 Allston Street

34-87
 34-125
 35-25
 35-26
 35-39
 35-44, 1, 2
 36-57
 36-63
 36-85
 36-107, 1, 2
 36-173

Property Location

Parcel Number

Parcel Number	Property Location
23-70	129-131 OT'S Street
22-24	75 Winter Street
22-118	84 Winter Street
26-92	185 Charles Street
26-117	209 Charles Street
34-11	7 EIGHTH Street
33-95	53 EIGHTH Street
26-111	296 Hurley Street
26-110	302 Hurley Street
26-52	90 Spring Street
26-3	148 Spring Street
33-52	153 Spring Street
33-89	185 Spring Street
27-34	231 Third Street
26-53	88 Spring Street
26-136	132 FIFTH Street
32-43	87 SIXTH Street
34-14	11-11 1/2 EIGHTH Street
34-34	16 EIGHTH Street
34-35	14 EIGHTH Street
34-37	10 EIGHTH Street
34-48	27-29 SIXTH Street
34-70	83 Seventh Street

154-29

41 Prentiss

151-10

65 "

153-22

64 Roseland ST

150-129

54 Sacramento

150-59

70 Sacramento

204-121

46 Sherman

203-5

116 Sherman

~~201-29~~

~~65~~

~~201-10~~

~~65~~

135-110

33 Trowbridge

135-109

35 Trowbridge

~~117-110~~

~~105~~

202-108

97 Walden

204-14

189 "

173-27

71 Walker

~~160-20~~

~~11~~

~~221-10~~ ~~2527~~
~~142-128~~ ~~37~~
~~142-128~~ ~~37~~
~~142-128~~ ~~37~~
~~142-128~~ ~~37~~
~~142-128~~ ~~37~~

151-97 16 HARRIS
~~142-128~~ ~~37~~
~~142-128~~ ~~37~~

202-99 12 Hubbard Av.
202-34 25 "
202-38 41 "
202-49 42 "
202-41 53 "
202-43 61 "
202-45 62 "

~~142-128~~ ~~37~~ ~~IRVING ST.~~
~~142-128~~ ~~37~~

142-128 37 IRVING ST.
~~142-128~~ ~~37~~
~~142-128~~ ~~37~~
~~142-128~~ ~~37~~
~~142-128~~ ~~37~~

151-112 126-2 OXFORD
151-114 126-4 OXFORD
151-115 126-5 OXFORD

Page 3
9-10-85

Est. Parcels
NO CONTACT

[REDACTED]
132-111

25-29 Surrey

177-46

12 Upland Rd.

178-99

31 "

206-30

273 "

206-31

283 "

205-59

194 Walden St.

214-23

1 Walker St. Pl.

211-34

26 Washington Ave.

[REDACTED]
210-9

71 "

[REDACTED]
210-63

85 "

NO CONTACT

(9-18-85)
MAILING

[REDACTED]
[REDACTED]
139-35

413

BROADWAY

[REDACTED]
142-90

1657

CAMBRIDGE ST.

142-131

1663

"

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
135-64

10

"

ST.

139-45

56

DANA

139-19

79

"

138-7

109

ELLERY

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
151-62

25

EUSTIS ST.

153-12

12

FOREST

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
153-81

1

FROST TERR.

145-14

17

FRANCIS AVE.

9-10-85

Estimated Parcels

NO CONTACT

205-28

47 Fenno

[REDACTED]

207-35

3 Gray Gardens E.

132-103

697-699 Green St.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

175-60

3 Hurlbut

142-4

6 Irving Terr

141-92

80 Kirkland

211-21

36 LANCASTER

175-15

18-22 LINNEACON

132-20

16 MT. Auburn

201-28

50 MT. Pleasant

[REDACTED]

201-136

60 "

177-47

24 MT. Vernon

141-19

23 Myrtle

179-48

18 ORCHARD

178-25

47 Porter

178-58

74 "

201-100

60-62 Richdale

201-36

78 " "

202-6

147 "

202-20

156 "

[REDACTED]

(9-10-85
MAILING)

- Estimated Parcels -

NO CONTACT

167-86

6 ACACIA ST.

~~178-7~~~~30 ARK~~

176-3

36 ARLINGTON

176-2

38 "

167-28

18 Ash

~~178-5~~~~24~~

212-22

19 AVON

174-93

20 "

132-62

48 BANKS

218-15

5 Berkeley PL.

174-35

18 Bowdoin ST.

201-104

23 Cambridge Terr.

214-37

29 Chauncy

205-77

8 Chetwynod

218-L

10 CRAIGIE

179-59

51 ~~5~~ DAVENPORT

139-88

88 Ellery

139-62

17 Ellsworth

128 Elm

NO CONTACT

9/2/85
MAILING

127-96
122-115
122-109
126-130
125-75

14 Laurel
35-37 MaGee
59-61 MaGee
23 Montague
59 Pleasant
~~51 River~~



130-93
126-9
126-8
129-28
129-31
127-20
127-93
130-7
127-81
127-106
124-24
125-40
123-37

85 Putnam
24 Putnam
220 Putnam
259 Putnam
269 Putnam
354-358 Putnam
222 River
3 Riverside Pl.
6 Rockwell
13 Rockwell ST.
127 Western Ave.
138 Western Ave.
189 Western Ave

Page 2

NO CONTACT

9/2/85
Mailing

121-57

121-40

126-117

119-39

119-19

556 FRANKLIN

577 FRANKLIN

10 Gilmore

504 Green

527 Green

[REDACTED]
121-12

[REDACTED]
667 Green

[REDACTED]
123-42

[REDACTED]
32 Howard

123-44

36 Howard

122-33

37-41 Howard

123-49

52 Howard

122-105

57-59 Howard

125-110

11 Jay ST.

125-91

14 Jay ST.

123-35

27 Jay ST.

123-17

28 Jay ST.

123-34

29 Jay ST.

123-33

31-33 Jay ST.

124-28

32 Kinnaird

123-5

35 Kinnaird

123-63

53 Kinnaird

124-38

54 Kinnaird

122-135

91 Kinnaird

[REDACTED]
127-96

[REDACTED]
14 Laurel

- Estimated Parcels -
NO CONTACT

(9-2-85 Mailing)

127-137	339 ALLSTON ST.
127-166	19 Andrew ST.
127-140	28-30 Andrew ST.
127-134	38 Andrew
126-13	2 Ballord PL.
126-12	Ballord PL.
126-133	2-4 BANCROFT
130-108	208 BANKS

[REDACTED]

[REDACTED]

127-39	26 FAIRMONT
121-30	21 BAY
127-36	34 FAIRMONT
127-65	40 FAIRMONT
127-46	46 FAIRMONT
127-149	56 FAIRMONT
127-91	59 FAIRMONT
119-55	345 FRANKLIN
124-87	382 FRANKLIN
119-73	441 FRANKLIN

[REDACTED]

[REDACTED]

[REDACTED]

121-33	535 FRANKLIN
121-57	556 FRANKLIN

Estimated Parcels
NO CONTACT

5/85 - 6/85

Parcel #

Address

116-113	11-8 DANA ST.
115-41	44 DANA
112-138	8 ELLSWORTH
112-137	12 ELLSWORTH
113-58	21 FAIRWOOD CIR.
113-45	49 FAYETTE ST.
117-74	98 HANCOCK
117-6	110 HANCOCK ST.
115-22	172 HANCOCK
112-122	73 HIGHLAND AVE.
112-109	74 HIGHLAND AVE.

Estimated Parcels

NO CONTACT

5/85 - 6/85

Parcel #

Address

109-81	203 Prospect
110-41	9 ST. Mary Rd.
106-36	9 William St.
106-95	17 William St.
113-57	6 Fairwood Cir.
115-73	30 Chatham
116-87	11 Centre St.
117-40	32 Lee St.
116-109	11-4 Dana St.
110-46	116 Amory (1+2)
114-79	22 Dana St.
107-83	149 Bishop Allen Dr.
110-30	103 Amory
106-52	149 Auburn St.
107-95	3 Austin Pk.
118-69	12 Bigelow
115-100	372 Broadway
108-11A	4 Broadway Terr
112-28	1534 Cambridge St.
104-106	31 Chalk St.
106-15	13 Cottage
103-100	16A Cottage
106-18	21 Cottage
106-19	23 Cottage
104-135	48 Cottage

APPENDIX A LIST OF 1985 SALES, 1,2,3 FAMILY BUILDINGS

NOTES:

1. The list also contains 1984 sales.
2. The column on the far right contains the ratio of sale price to FY86 assessed valuation for "good" 1985 sales. These ratios are the basis for Appendix B, Estimated Value Increases from 1984 to 1985.
3. The information in Appendix A is not yet readily available for condominiums.
4. The information in Appendix A is neither perfect nor final, but it is reasonably complete and reasonably accurate.

PARCEL-ID	PAR-ADDR	PAR-ADDR-STR	DIST	CLASS	SALE-DATE	NON-MARKET	FY86-ASSESS	SALE-PRICE	SALE PRICE FY86 ASSESS
17- 33-	176	THIRD ST	1	104	100785		58300	50000	.86
18- 19-	40	SECOND ST	1	101	31585		72000	84000	1.17
18- 54-	34	SECOND ST	1	101	62884		70000	69900	
21- 49-	69R	GORE ST	1	101	121484		49200	64350	
22- 63-	99	GORE ST	1	104	12285		72800	105000	1.44
23- 76-	145	OTIS ST	1	104	103185		72500	123000	1.70
23- 77-	28	SIXTH ST	1	101	50285		83800	120000	1.43
23- 87-	364	CAMBRIDGE ST	1	104	60884		75600	58000	
23- 148-	430	CAMBRIDGE ST	1	101	100485			110000	
24- 31-	213	HURLEY ST	1	101	81484		75400	88500	
24- 62-	69	SPRING ST	1	104	32985		89300	165000	1.85
24- 112-	61	OTIS ST	1	105	50384		134300	136000	
25- 100-	125	SPRING ST	1	104	123185		81700	156000	1.91
25- 135-	54	SIXTH ST	1	101	22884		58100	48000	
26- 15-	4	SPRING PL	1	101	50685	A	60700	26000	
26- 16-	3	SPRING PL	1	101	91685		54800	92000	1.68
26- 42-	110	SPRING ST	1	104	101984		73000	75000	
26- 48-	98	SPRING ST	1	104	51884		97800	83200	
26- 66-	263-265	HURLEY ST	1	105	102585		70100	135000	1.93
26- 142-	333	HURLEY ST	1	101	73184		78200	80000	
27- 2-	240	CHARLES ST	1	104	42985		60200	77500	1.29
27- 27-	118-120	CHARLES ST	1	105	50984		64900	82000	
27- 84-	106	SIXTH ST	1	101	22185	A	61200	60000	
32- 45-	354	HURLEY ST	1	101	22384		55000	48000	
33- 16-	170	THORNDIKE ST	1	104	72385		57900	95000	1.64
33- 101-	112R	SEVENTH ST	1	104	20784		54700	45000	
34- 11-	7	EIGHTH ST	1	105	72084		80600	105000	
35- 27-	13	SEVENTH ST	1	101	52284		50100	48000	
35- 47-	9	SIXTH ST	1	105	22784		73600	55000	
36- 19-	11	HUNTING ST	1	101	83184		57300	63500	
36- 31-	45	HARDING ST	1	104	42484		66100	66000	
36- 56-	73	PORTER ST	1	105	32785	A	86400	62500	
36- 57-	71	PORTER ST	1	105	32785	A	103300	62500	
36- 150-	40	WARREN ST	1	104	112585		73500	122000	1.66
36- 171-	70-76	PORTER ST	1	104	71185		87500	112900	1.29
37- 59-	17	MARCELLA ST	1	105	11184		90700	85000	
39- 102-	6-8	HARDWICK ST	1	105	110585		89900	194000	2.16
39- 137-	10	MICHAEL WAY	1	101	100285		95200	134000	1.41
40- 144-	16-18	BRISTOL ST	1	105	52985		115100	158000	1.37
40- 157-	8-10	BERKSHIRE ST	1	104	12385		76900	75000	.98
40- 177-	32	BRISTOL ST	1	105	52485		99900	177000	1.77
40- 184-	28	PLYMOUTH ST	1	105	40585	J	88300	47000	
40- 185-	32	PLYMOUTH ST	1	105	40585	J	90900	47000	
40- 223-	23	LILAC CT	1	101	111885		90900	157000	1.73
66- 53-	43	ALLSTON ST	13	105	42384		93600	93000	
66- 133-	605	PUTNAM AVE	13	105	43085		102400	125000	1.22
74- 41-	187	WINDSOR ST	1	104	50385	A	78500	83500	
75- 37-	167-169	CHERRY ST	2	101	21485	N6	60300	52000	
76- 41-	254	BROADWAY	2	104	82384		104700	135000	
76- 92-	208	WINDSOR ST	1	101	120385		59500	100000	1.68
76- 113-	216	WINDSOR ST	1	104	10785		67700	93000	1.37
77- 35-	6	UNION ST	2	101	52985		63000	85000	1.35
77- 55-	82	BRISTOL ST	1	101	80285		65600	105000	1.60
77- 65-	289-291	WINDSOR ST	1	105	121985		148700	270000	1.82
78- 18-	15	PORTSMOUTH ST	1	105	12584		112100	117000	
78- 39-	336	WINDSOR ST	1	104	103084		105200	133000	

PARCEL-ID	PAR-ADDR	PAR-ADDR-STR	DIST	CLASS	SALE-DATE	NON-MARKET	FY86-ASSESS	SALE-PRICE
78- 122-	73	HAMPSHIRE ST	1	101	73185		68800	110000 1.60
78- 139-	69	HAMPSHIRE ST	1	101	71985		92300	171500 1.86
79- 8-	194	ELM ST	2	101	72084		40300	35000
79- 28-	296	COLUMBIA STREET	2	105	61785		92700	204000 2.20
79- 51-	25	UNION ST	2	101	113084		76800	86000
79- 57-	20	UNION ST	2	101	60485	H	73600	57000 .77
79- 60-	26	UNION ST	2	101	50285		77200	105000 1.36
79- 64-	36	UNION ST	2	101	50184		50800	36000
79- 66-	40	UNION ST	2	104	61685		66200	132000 1.99
79- 69-	48	UNION ST	2	101	102684		72500	100000
79- 106-	314	COLUMBIA ST	2	105	82985	L	101300	255000
79- 117-	320	COLUMBIA ST	2	105	103185		89900	240000 2.67
79- 118-	192	ELM ST	2	101	30984		74600	72000
79- 126-	4	LIVERMORE PL	2	101	41284		74600	82000
79- 129-	1	LIVERMORE PL	2	101	91584		76700	91500
80- 4-	401	COLUMBIA ST	2	104	32184		66900	74500
80- 132-	473-475	WINDSOR ST	1	104	100385		99200	110000 1.11
80- 150-	14-16	PALERMO ST	1	104	122085	N6	85200	150000
80- 151-	18-20	PALERMO ST	1	104	102385		85800	165000 1.92
82- 38-	148	TREMONT ST	2	101	111384		75100	80000
82- 80-	1105	CAMBRIDGE ST	2	105	121085		52800	47000 .89
82- 83-	372A	PROSPECT ST	2	101	13185		87400	80000 .92
82- 94-	392	NORFOLK ST	2	104	21784		56500	52500
83- 44-	375	PROSPECT ST	2	104	51585		74200	122000 1.64
84- 25-	85	TREMONT ST	2	104	110084		73800	81000
84- 27-	77	TREMONT ST	2	105	51585		117900	153450 1.30
84- 29-	71	TREMONT ST	2	104	53184		72800	78000
84- 30-	3	CARLISLE ST	2	105	61985		87500	120000 1.37
84- 40-	294	PROSPECT ST	2	105	61584		96900	89000
84- 58-	81	TREMONT ST	2	105	12784		55600	45000
84- 59-	79A	TREMONT ST	2	105	112481		63700	35500
84- 59-	79A	TREMONT ST	2	105	52184			47900
85- 23-	352	NORFOLK ST	2	104	111585		67500	165000 2.44
85- 39-	217	ELM ST	2	101	11185		82000	60000 .73
85- 42-	201	ELM ST	2	101	12684		83100	73000
85- 72-	263	ELM ST	2	105	80185		65700	132500 2.02
85- 79-	175	ELM ST	2	105	110684		60100	56000
85- 85-	344	NORFOLK ST	2	101	62685		60800	99000 1.63
86- 54-	130	ELM ST	2	104	10783		80500	62500
86- 54-	130	ELM ST	2	104	112785		80500	200000 2.48
87- 9-	208	PROSPECT ST	2	104	72985		114300	122500 1.07
87- 14-	10	GARDNER RD	2	104	101185	N6	101200	75000
87- 70-	14	TREMONT STREET	2	104	80785		105700	207600 1.96
87- 73-	18 1/2	TREMONT ST	2	101	112084		72900	89500
87- 76-	24	TREMONT ST	2	104	121785		110500	175000 1.58
87- 83-	38	TREMONT ST	2	105	80581		88700	85000
89- 57-	206	HARVARD ST	2	104	32885		100100	85000 .85
89- 87-	25	SUFFOLK ST	2	104	62785		70300	143000 2.03
90- 72-	20	ESSEX ST	2	104	72784		79000	85000
90- 73-	22	ESSEX ST	2	104	110084		79000	120000
90- 77-	5	ASHBURTON PL	2	104	11185		73900	50000 .68
90- 181-	63-65	NORFOLK ST	2	105	71985		93500	146000 1.56
91- 92-	48	NORFOLK ST	2	105	90985		113400	165000 1.46
93- 41-	105	AUBURN ST	13	104	72485		112000	169000 1.51
93- 47-	48	PEARL ST	13	101	61885		114700	106000 .92
93- 49-	44	PEARL ST	13	101	121685		107500	125000 1.16

PARCEL-ID	PAR-ADDR	PAR-ADDR-STR	DIST	CLASS	SALE-DATE	NON-MARKET	FY86-ASSESS	SALE-PRICE
93- 50-	42	PEARL ST	13	101	72585		106800	130000 1.22
94- 129-	182	PEARL ST	13	104	30685		113400	153000 1.35
94- 131-	48	LOPEZ ST	13	104	120684		80900	127000
94- 137-	17-19	DECATUR ST	13	104	61584		111800	106000
94- 189-	36	VALENTINE	13	101	100385		100600	135000 1.34
94- 191-	40	VALENTINE	13	101	93085		93500	135000 1.44
94- 197-	34	VALENTINE ST	13	101	91385		104200	134500 1.29
94- 203-	161		13	101	90385		124000	141000 1.14
94- 206-	155	ERIE ST	13	101	123085		124000	150000 1.21
96- 25-	256	BROOKLINE ST	13	105	110185		131200	245000 1.87
96- 57-	216	216 BROOKLINE ST	13	104	82285		95000	174000 1.83
96- 69-	6-8	PETERS ST	13	104	20984		82500	54000
96- 92-	73	ALLSTON ST	13	105	12084		104400	112900
96- 95-	89	ALLSTON ST.	13	105	11435		103700	162700 1.57
96- 100-	88	ALLSTON ST	13	105	41085	N6	124300	165000
96- 112-	18	PETERS ST	13	105	70684		111200	124000
96- 144-	12	FT WASHINGTON PLACE	13	101	71084		111600	112000
97- 43-	220	PEARL ST	13	104	11384		102400	87000
97- 91-	531	PUTNAM AV	13	104	32984		111400	91500
97- 92-	6-8	ACORN ST	13	105	101934		103900	115000
97- 117-	124	HAMILTON ST	13	104	111585		91800	160000 1.74
97- 118-	132-134	HAMILTON ST	13	101	11984		127300	84000
98- 14-	17	ROCKINGHAM ST	13	104	40284		97800	70000
98- 35-	99	HENRY ST	13	105	12485		92900	87000 .94
99- 17-	41	GRANITE ST	13	101	11885	A	144000	177000
99- 34-	23	GLENWOOD AVE	13	105	60385		134500	235,500 1.75
99- 65-	15	GLENWOOD AV	13	104	41984		107700	84000
100- 12-	5	GORDON PL	13	101	82484		118300	100000
100- 39-	9	FLORENCE ST	13	105	32884		133100	110000
101- 39-	13-15	PEARL ST	13	104	30384		94900	87500
101- 43-	408-410	PUTNAM AV	13	105	60784		106100	119000
101- 114-	20-22	KENWOOD ST	13	104	111684		90000	118000
101- 193-	115	MAGAZINE ST	13	104	102185		165800	200000 1.21
101- 204-	25-27	KENWOOD ST	13	104	120684		90000	122500
102- 23-	124-126	MAGAZINE ST	13	104	42484		166300	157000
102- 44-	466	PUTNAM AVE	13	104	102385		122200	180000 1.47
102- 51-	106	MAGAZINE ST	13	105	32985		90500	139900 1.55
102- 52-	104	MAGAZINE ST	13	104	110584		88600	125000
102- 101-	8	NEWTON ST	13	105	31684		141400	125000
103- 4-	22	MCTERNAN ST	13	105	81485		150000	320000 2.13
103- 33-	10	PERRY ST	13	104	110084		125600	155000
103- 89-	80	MAGAZINE ST	13	105	100235		107900	180000 1.67
104- 11-	14	CHALK ST	13	101	22385		98000	98000 1.00
104- 60-	8		13	105	112084		109200	140000
104- 85-	5	PLEASANT PL	13	104	72585	F	108500	115000
104- 89-	50	COTTAGE ST	13	101	81484		101000	145000
104- 129-	89	MAGAZINE ST	13	101	121584		171100	177500
104- 129-	89	MAGAZINE ST	13	101	70285		171100	235000 1.37
104- 134-	46	COTTAGE ST	13	105	30284		105800	90000
104- 147-	25R	KELLY RD	13	105	21084		87300	105000
105- 29-	25	MAGAZINE ST	13	104	50184		73300	89900
106- 4-	14	WILLIAM ST	13	101	101585		147900	215000 1.45
106- 20-	26	MAGAZINE ST	13	105	52084		163100	180000
106- 26-	158	AUBURN ST	13	104	30185 H		116000	62800
106- 40-	21	WILLIAM ST	13	101	53184		161300	145000
106- 53-	151	AUBURN ST	13	105	61085		78400	125000 1.59

PARCEL-ID	PAR-ADDR	PAR-ADDR-STR	DIST	CLASS	SALE-DATE	NON-MARKET	FY86-ASSESS	SALE-PRICE
106- 58-	169	AUBURN ST	13	105	52285	A	147600	115500
107- 33-	149	BISHOP ALLEN DRIVE	3	105	40484		127400	127000
107- 107-	3	ST. PAUL ST	16	101	121385		122000	224900 1.84
108- 43-	2 269	HARVARD ST	3	102	43085	R	62300	58000
108- 43-	40 269	HARVARD ST	3	102	82085	J	62300	90000
108- 72-	145	PROSPECT ST	2	101	81484		69700	110000
108- 78-	50	INMAN ST	3	101	120384		130300	121500
108- 11A-	4	BROADWAY TERR	3	101	70684		72300	61000
109- 4-	4	KING PL	3	105	62785		86800	127000 1.46
109- 12-	39	AMORY ST	3	104	81285		90000	106000 1.18
109- 25-	64	INMAN ST	3	104	112684		161300	135000
109- 33-	80	INMAN ST	3	101	11784		142900	90000
109- 48-	175	PROSPECT ST	2	104	40584		81600	63000
110- 88-	23	ST. MARY RD	3	104	120684		103400	116000
110- 89-	21	ST MARY RD	3	104	12885		109900	150000 1.36
110- 94-	1 81	AMORY ST	3		61185	R	77100	104000
110- 113-	112	INMAN ST	3	101	41685		131600	165000 1.25
112- 8-	13	ELLSWORTH PK	3	105	62685		191400	325000 1.70
112- 32-	1520	CAMBRIDGE ST	3	104	112884		196400	200000
112- 129-	49-51	MAPLE AV	3	104	73185		221500	275000 1.24
113- 78-	5	FAINWOOD CIR	3	101	22085	J	104500	67500
113- 83-	8	MAPLE AVE	3	104	70284		173400	248000
114- 38-	83-	INMAN ST	3	105	112685		152800	244680 1.60
114- 125-	34-36	ANTRIM ST	3	105	53185		180000	235000 1.31
114- 139-	24	ANTRIM ST REAR	3	104	20384		84500	59900
114- 144-	26R	ANTRIM ST	3	101	62585		96600	110000 1.14
115- 50-	6-8	MERRILL ST	3	105	31585		176800	225500 1.28
115- 58-	3 315	HARVARD ST	3	102	41085	R	72000	130000
115- 67-	402 321	HARVARD ST	3	102	22785	A	94800	52250
115- 81-	404B	BROADWAY	3	105	120584		189700	245000
115- 91-	41	LEE ST	3	104	20184		150900	140500
117- 6-	110	HANCOCK ST	3	101	82885		191900	330000 1.72
117- 57-	17 863	MASS AVE	3	102	62585	R	20700	28500
117- 81-	6	HANCOCK PL	3	105	80184		107900	109900
117- 92-	118	HANCOCK ST	3	105	80684		140200	120000
118- 15-	22 284	HARVARD ST	3	102	22685	R	68200	82000
118- 21-	21	INMAN ST	3	101	30284		162300	133500
118- 40-	2A 22	BIGELOW ST	3	102	41885	R	101500	94500
118- 40-	2A 22	BIGELOW ST	3	102	80585	R	101500	94500
119- 38-	508	GREEN ST	12	105	40185		111600	188000 1.68
119- 73-	441	FRANKLIN ST	12	101	40185		95700	172000 1.90
119- 77-	22	HANCOCK	12	104	82985		94600	290000 3.07
120- 15-	82	82 KINNARD ST	12	104	82885		109800	211000 1.92
120- 83-	43	HANCOCK ST	12	101	70285		109000	235000 2.16
121- 17-	636	GREEN ST	12	104	12084		115300	159900
121- 18-	628	GREEN ST	12	101	81684		94100	150000
121- 33-	535	FRANKLIN ST	12	104	31385		98500	90000 1.91
121- 34-	539	FRANKLIN ST	12	104	31385		85700	90000 1.05
121- 40-	577	FRANKLIN ST	12	105	81285		108900	162500 1.68
121- 58-	550	FRANKLIN ST	12	101	42484		97900	105000
121- 99-	641	GREEN ST	12	104	30885		135900	210000 1.55
122- 13-	325	WESTERN AVE	12	104	12985	R	82600	66000
122- 103-	65-67	HOWARD ST	12	105	100584	F	104200	65000
122- 109-	59	MAGEE ST.	12	105	52385	N	87100	125000
122- 156-	47	MAGEEST	12	104	43085	N	80100	51000
122- 196-	333		12	104	120585		85100	100000 1.18

PARCEL-ID	PAR-ADDR	PAR-ADDR-STR	DIST	CLASS	SALE-DATE	NON-MARKET	FY86-ASSESS	SALE-PRICE
123- 5-	35	KINNAIRD ST	12	104	30184		108100	108000
124- 19-	20	SODEN	12	105	53185		95800	141000 1.47
124- 85-	14R	SODEN ST	12	101	61584		78500	90000
125- 118-	16	JAY ST	12	101	111285			130000
125- 119-	16A	JAY ST	12	101	61985			126000
125- 120-	18	JAY ST	12	101	62185			126200
125- 122-	20A	JAY ST	12	101	123086	NS		149000
126- 2-	33C	WESTERN AVE.	12	105	100785	N	119600	197000
127- 39-	26	FAIRMONT AV	12	101	20384	N1	87900	70000
127- 41-	20	FAIRMONT AVE	12	101	122085		74800	160000 2.14
127- 88-	51	FAIRMONT ST	12	104	13084		100400	107000
127- 96-	14	LAUREL ST	12	101	31584		78500	78000
127- 106-	13	ROCKWELL ST	12	101	12485		95600	130250 1.36
127- 129-	36	FAIRMONT ST	12	105	50785	A	95800	75000
127- 133-	327	ALLSTON ST	12	101	110784		78200	75500
127- 148-	60	FAIRMONT	12	104	100185	J	80300	70000
127- 149-	56	FAIRMONT	12	104	93085		80700	208000 2.58
127- 153-	47	FAIRMONT ST	12	104	10384		91400	80500
127- 155-	113R	PLEASANT ST	12	101	42585		53600	63000 1.18
127- 171-	22	FAIRMONT AV	12	101	50484		79100	60000
130- 90-	2	2 WALKER CT	12	104	11885		89500	174000 1.94
130- 108-	208	BANKS ST	12	105	42784		82300	100000
134- 8-	34 1137	MASS AVE	11	102	70285	A	40500	49000
134- 20-	2 10	REMINGTON ST	11	102	91785	R	34100	93940
134- 56-	10E 1105	MASS AVE	11	102	30185	R	122200	125000
135- 83-	25	DANA	3	104	22984		209200	168000
135- 86-	43C	BROADWAY	4	105	82184		209000	220000
135- 96-	1A 432	BROADWAY ST	4	102	43085	R	82200	112000
139- 52-	70	DANA ST	3	101	121384		166800	234500
139- 59-	27	ELLSWORTH AVE	3	105	53184		157900	158000
139- 62-	17	ELLSWORTH AVE	3	104	122684		177700	169500
139- 70-	405	BROADWAY	3	101	120384		224500	250000
139- 77-	78	DANA ST	3	105	121384		173000	210000
139- 91-	59	DANA ST	3	101	61785		154000	265000 1.72
140- 31-	4	LAMONT AVE	3	104	40584		106900	110000
140- 50-	16	LEONARD AVE	3	104	41184		159500	147000
140- 93-	108	TROWBRIDGE ST	4	105	71985		251600	330000 1.31
140- 107-	6	ADAMS TERR	4	105	62684		179200	200000
140- 128-	59	MAGNOLIA AVE	3	105	92184		159300	170000
140- 147-	2	NICHOLS PL	4	101	71285		83500	143000 1.71
141- 8-	37	ROBERTS RD	4	104	112084		159700	126900
141- 39-	15-17	LINE ST	3	104	110185		112400	155000 1.38
141- 40-	21	LINE ST	3	104	60484		113100	145000
142- 14-	1707	CAMBRIDGE ST	4	105	60184		283900	235000
142- 97-	95	TROWBRIDGE ST	4	105	62585	H	292700	240000
142- 132-	1667	CAMBRIDGE ST	4	105	83085		256900	410000 1.60
142- 133-	1	IRVING TERR	4	101	70985		171600	247000 1.44
142- 141-	36-5	IRVING ST	4	101	62885		193300	225000 1.16
142- 142-	36-6	IRVING ST	4	101	70285		180000	230000 1.28
142- 144-	36-8	IRVING ST	4	101	81585		188400	242000 1.28
142- 147-	70	KIRKLAND ST	4	101	50185		208300	228000 1.09
142- 148-	70	KIRKLAND ST	4	101	30984		211400	180000
142- 150-	70-5	KIRKLAND ST	4	101	20485		208300	225000 1.09
142- 155-	70-8	KIRKLAND ST	4	101	80184		220800	235000
142- 161-	105-6	TROWBRIDGE ST	4	101	41984		193400	220000
146- 89-	10	FRANCIS AVE	5	104	70185		455900	633000 1.39

PARCEL-ID	PAR-ADDR	PAR-ADDR-STR	DIST	CLASS	SALE-DATE	NON-MARKET	FY86-ASSESS	SALE-PRICE
147- 33-	68	FRANCIS AVE	5	101	81584		410900	430000
149- 84-	35	GORHAM ST	4	104	30085		207600	225000 1.08
149- 127-	45A	MUSEUM ST	4	101	42384		167200	173500
149- 132-	58A	HAMMOND ST	4	101	20384		181600	181000
149- 143-	62	WENDELL ST	4	101	82984		182200	170000
149- 144-	101	HAMMOND ST	4	104	50885		213900	275,000 1.29
150- 60-	91	WENDELL ST	4	101	100184		148000	165000
150- 100-	75	WENDELL ST	4	104	11885		198500	210000 1.06
150- 105-	44A	SACRAMENTO ST	4	105	101284		199200	225000
150- 130-	24	CRESCENT ST	4	104	50184		152900	139000
151- 37-	2	TRAYMORE ST	4	104	80185		146400	220000 1.50
151- 39-	10	TRAYMORE ST	4	104	31285		133400	167500 1.26
151- 41-	20	TRAYMORE ST	4	104	82985		164500	259000 1.57
151- 48-	9	TRAYMORE ST	4	104	110184		175700	165000
151- 49-	7	TRAYMORE ST	4	105	80184		168100	182000
151- 62-	25	EUSTIS ST	4	105	71585		172000	225000 1.31
151- 62-	25	EUSTIS ST	4	105	71586		172000	225000
153- 5-	3	FROST ST	4	101	110885		174000	300000 1.72
153- 21-	58	ROSELAND ST	4	101	110784		151500	145000
153- 54-	12	NEWPORT RD	4	104	100285		193800	230000 1.19
154- 13-	39	GARFIELD ST	4	101	51385		230900	390000 1.69
154- 35-	50	FROST ST	4	105	62885		206500	330000 1.60
154- 119-	55	FROST ST	4	104	71284		199900	267000
154- 127-	125A	OXFORD ST	4	101	12784		183200	165000
155- 17-	10	SACRAMENTO PL	4	101	32284		153800	155000
156- 61-	16	WENDELL ST	4	101	21484		233200	202000
165- 52-	501 975	MEMORIAL ST	11	102	22035	D	200000	360000
166- 10-	997	MEMORIAL DR	14	101	62485		183600	455000 2.48
166- 78-	8	GERRY ST	11	101	61285	K	205030	310000
167- 100-	8	ASH ST PL	10	101	90385		311300	450000 1.45
167- 101-	8	ASH ST PL	10	101	32585		224700	465000 2.07
172- 97-	406 1600	MASS AVE	6	102	50385		140300	150000
173- 28-	77	WALKER ST	6	101	61484		201900	225000
173- 88-	3	CHAUNCEY LANE	6	101	82085		281500	294000 1.04
176- 18-	13	LANCASTER STREET	6	104	110685	N6	270000	277000
178- 13-	30	REGENT ST	18	105	92584		194000	106000
178- 22-	35	PORTER RD	18	104	43084		116300	112000
178- 25-	47	PORTER RD	18	105	80184		123600	95000
178- 75-	2	PORTER CIRCLE	18	104	30485		105400	179900 1.71
178- 99-	31	UPLAND ROAD	6	104	30485		289,600	280000 .97
180- 9-	79	ORCHARD ST	18	104	50984		132700	160000
180- 50-	10	MILLER AVE	18	101	80984		120200	128900
180- 67-	19	BEECH ST	18	104	60385		156500	184000 1.18
181- 58-	34	ORCHARD ST	18	104	20384		133900	138500
181- 66-	10	MILTON ST	18	104	11384		137300	145000
181- 198-	2147	MASS AVE	7	101	72084		156500	149000
181- 199-	2149	MASS AVE	7	101	103084		156500	155000
181- 205-	9B	9B RUSSELL ST.	7	101	61485		175500	245000 1.40
182- 1-	26	MEACHAM RD	7	105	82784		157800	155000
182- 49-	13	DAY STREET	7	105	32885	K	191300	325000
182- 60-	14	MEACHEM RD	7	104	42685		121000	205000 1.69
183- 25-	43	LOCKE ST	7	104	82484		121500	126000
183- 51-	16	SHEA ROAD	7	104	30385		150600	210000
183- 56-	9	LOCKE ST	7	104	70184		116900	135000
183- 71-	7	MEACHAM	7	104	60382	N	128400	69900
183- 71-	7 7A	MEACHAM	7	104	60385			184000

PARCEL-ID	PAR-ADDR	PAR-ADDR-STR	DIST	CLASS	SALE-DATE	NON-MARKET	FY86-ASSESS	SALE-PRICE
183- 77-	34	SHEA RD	7	101	62084		80800	89900
184- 2-	69	CLARENDON AVE	7	104	41384		112100	92000
184- 15-	62	CLARENDON AVE	7	101	51385	A	131900	125000
184- 26-	14	CLARENDON ST.	7	101	22085	N	74700	80000
184- 47-	65	WASHBURN AVE	7	101	52184		87400	78000
184- 64-	47	GOLD STAR ROAD	7	105	62685	N	125700	179000
184- 72-	19	GOLD STAR RD	7	104	122084		107700	139000
184- 81-	28	WASHBURN AVE	7	105	110184		157200	160000
184- 82-	32	WASHBURN AVE	7	105	20185	N	150700	148500
184- 83-	34	WASHBURN AVE	7	101	32884		107800	87500
184- 112-	18	GOLD STAR RD	7	104	101884		103700	139900
184- 119-	48	GOLDSTAR ROAD	7	104	72935		118600	165000 1.39
184- 124-	14	SEVEN PINES AVE	7	104	72684		123400	123000
184- 133-	23	CAMERON AVE	7	105	123184		140400	140000
184- 143-	32	CAMP ST	7	105	32384		117100	84000
186- 5-	21	FOCH ST.	7	101	40985	A	97000	52300
186- 15-	2561	MASS AVE	7	105	31585		161000	310000 1.93
186- 17-	16	NEWMAN ST	7	101	83184		102500	98500
186- 25-	2571	MASS AVE	7	104	70384	H	126200	95500
186- 36-	8	GLADSTONE	7	104	20585		99700	105000 1.05
186- 67-	26	26 RICHARD AVE	7	104	101234		123600	150000
188- 47-	44	MADISON AVENUE	7	105	41385		143300	210000 1.47
188- 64-	17	MADISON AVE	7	104	33084		104000	104000
188- 70-	11	MAGOUN ST	7	104	32684		109900	104000
188- 136-	56	MADISON AVE	7	105	102883	H	116800	65000
189- 28-	24	MAGOUN ST	7	101	110934		83500	77000
189- 82-	11	EDMUNDS	7	105	121685		122500	175000 1.43
190- 135-	2	BELMONT CT	7	104	82385		82500	134000 1.62
190- 137-	100	REED ST	7	101	100584		77400	102000
190- 202-	100	CLAY STREET	7	101	81985		94600	130000 1.37
190- 253-	122	MONTGOMERY STREET	7	105	51785		117400	149000 1.27
190- 254-	124	MONTGOMERY ST	7	105	83184		116400	113500
191- 5-	5	CEDAR ST	7	104	73084		116900	83000
191- 17-	10	HARRINGTON RD	7	104	62834		78400	63000
191- 45-	17	CEDAR ST	7	104	70384		91800	75000
191- 45-	17	CEDAR ST	7	104	102985		91800	115000 1.25
191- 47-	21	CEDAR ST	7	101	21784		75500	68000
191- 55-	21	HARRINGTON RD	7	101	62884		72200	82000
191- 57-	15	HARRINGTON RD	7	101	10684		86400	75000
191- 57-	15	HARRINGTON RD	7	101	60385		86400	148000 1.71
191- 98-	22	ALBERTA	7	105	62585		126200	193000 1.53
192- 27-	51	REED STREET	7	104	31485		162700	160000 .98
192- 77-	15	RICE ST	7	105	111385	N	166500	227000
192- 99-	50	NORRIS ST	7	104	60385		111400	180000 1.62
192- 113-	69	RICE ST	7	104	13184		110700	95500
192- 149-	29	REED STREET	7	101	12385		106200	118000 1.11
192- 170-	1	RICE CIRCLE	7	101	32885		80000	137000 1.71
193- 24-	29	CLIFTON ST.	7	104	70185	N	138400	215000
193- 31-	57	CLIFTON ST	7	101	70384		69400	72000
193- 73-	2	DUDLEY CT	7	101	40684		71200	76000
193- 77-	60	MONTGOMERY ST	7	101	80984		103800	105000
193- 158-	46	MONTGOMERY	7	101	103085		97700	148000 1.51
193- 211-	62	JACKSON ST	7	104	10885		93800	119000 1.27
193- 212-	60	JACKSON ST	7	101	90784		105000	110000
194- 43-	203	PEMBERTON ST	7	101	61885		104400	149000 1.43
194- 84-	177	SHERMAN ST	7	101	82484		105900	90250

PARCEL-ID	PAR-ADDR	PAR-ADDR-STR	DIST	CLASS	SALE-DATE	NON-MARKET	FY86-ASSESS	SALE-PRICE
195- 36-	152	PEMBERTON ST.	7	104	122785	A	104300	60000
195- 42-	56	MIDDLESEX ST	7	104	40185		119800	130000 1.09
195- 45-	42	MIDDLESEX ST	7	101	71984		117000	138700
195- 56-	24	MIDDLESEX ST	7	104	61984		125100	105000
195- 120-	5	YERXA RD	7	105	80185		143300	175000 1.22
195- 133-	10	NOTRE DAME AVE	7	105	103184		129500	140000
195- 147-	13	VERDUN ST	7	101	10485		82700	89900 1.09
195- 153-	2	VERDUN STREET	7	104	21585		149100	195000 1.31
196- 30-	113	RINDGE AVE	7	101	92485	N	96500	141500
196- 46-	15	HASKILL ST	7	104	62485		154600	223000 1.44
196- 86-	18	HOLLIS STREET	7	104	112685		139200	196000 1.41
196- 90-	16	RINDGEFIELD ST	7	104	101685	A	142200	110000
196- 91-	12	RINDGEFIELD AVE.	7	104	110485		128400	200000 1.56
196- 100-	17	RINDGEFIELD ST	7	104	31485		116500	174500 1.50
196- 106-	6	HOLLIS PARK	7	104	40185		120400	180000 1.50
196- 130-	48	RICE ST	7	105	121785	N	131700	264900
196- 138-	13	HOLLIS ST	7	104	12384		158500	140000
196- 146-	23	HOLLIS ST	7	101	82384		121100	100000
198- 21-	59	RINDGE AVE	7	104	51685	A	124700	130000
198- 28-	2218	MASS AVE.	7	101	82085		264400	400000 1.51
198- 47-	56	PEMBERTON ST	18	101	62784		145700	199500
198- 86-	50	RINDGE AVE	7	105	12084		136300	120000
199- 26-	1	WARWICK PK	18	105	71984		155500	166900
199- 45-	24	MEAD ST	18	104	30185	N	135800	158000
199- 132-	47	COGSWELL NO. 12	7	101	103185		86100	150000 1.74
199- 133-	47	COGSWELL NO. 13	7	101	110585	L	89100	75000
199- 148-	47	COGSWELL AVE	7	101	102385		87300	135000 1.55
199- 152-	8A	COGSWELL AVE	18	101	60485		165100	190000 1.15
200- 3-	6	KING ST	18	104	22484		117800	116500
200- 10-	6	CYPRESS ST	18	101	121884		128700	174900
200- 31-	31	CREIGHTON ST.	18	104	32985		110700	186000 1.48
200- 70-	35	REGENT ST.	18	105	71285	J	116400	125000
201- 4-	93	RICHDALE AVE	18	104	22784		108400	75900
201- 36-	78	RICHDALE AVE	18	104	80185		110200	162000 1.47
201- 70-	79	UPLAND ROAD	6	101	53185		225100	309000 1.37
201- 119-	30	BUENA VISTA PK	18	105	51084		196400	163000
202- 38-	41	HUBBARD ST.	7	104	90385		123900	192500 1.55
202- 77-	153	RAYMOND ST.	7	104	51685		120600	166500 1.38
204- 14-	189	WALDEN STREET	7	104	50285		118600	140000 1.18
204- 128-	155	WALDEN ST	7	105	41384		153500	165000
205- 19-	44	STEARNS ST.	6	104	71085		143100	150000 1.05
205- 25-	57	FENNO ST	6	104	20585		157000	227500 1.45
205- 77-	8	CHETWYND ROAD	6	101	41985		116400	164900 1.42
205- 84-	202	WALDEN STREET	7	101	20685		89900	137000 1.52
206- 6-	52	FENNO ST	6	101	121185		134600	225000 1.67
206- 79-	40	FENNO ST.	6	104	30885	G	196400	115000
210- 76-	152	UPLAND ROAD	6	101	60785		195700	287500 1.47
210- 79-	120	AVON HILL RD	6	101	100485		339100	425000 1.25
212- 2-	31	GRAY ST	6	101	61584		324300	325000
212- 5-	3 17	GRAY ST	6	102	11885	R	50700	58000
212- 5-	3 17	GRAY ST	6	102	92385	R	50700	70000
212- 22-	19	AVON STREET	6	101	110485		291300	489750 1.48
212- 52-36/15	36	LINNAEAN ST	6	102	61485		30800	43500
214- 21-	15	WALKER STREET	6	104	41285		179400	285000 1.59
214- 50-	64	WALKER ST.	6	104	62585		191600	285000 1.49
217- 3-	8	BERKELYST	10	104	81585		511800	755000 1.48

PARCEL-ID	PAR-ADDR	PAR-ADDR-STR	DIST	CLASS	SALE-DATE	NON-MARKET	FY86-ASSESS	SALE-PRICE
218- 50-	10	BERKELEY PL	10	101	52683		258800	280000
219- 15-	49	HAWTHORN ST	10	101	110185		352400	695000 1.97
220- 55-	128	BRATTLE	10	101	80885		666100	824000 1.24
220- 185-	28	FOSTER ST	10	104	91285		283300	350000 1.24
221- 17-	114	FOSTER ST	10	104	92485		258800	373000 1.44
221- 57-	7	MAYNARD PL	10	101	22885		171300	190000 1.11
221- 97-	88	FOSTER ST	10	101	81585		153700	265000 1.72
221- 107-	94	FOSTER ST	10	101	92385	N	151600	132000
222- 2-	154	BRATTLE ST	10	101	40985		599300	640000 1.07
222- 48-	142	BRATTLE ST	10	101	101585		461300	895000 1.94
223- 34-	2	HIGHLAND ST	10	101	110185		660700	695000 1.05
224- 7-	18	PARKER ST	10	102	100885	A	151200	30000
225- 31-	39	PARKER ST	10	104	91385		205400	395000 1.92
226- 57-	74	SPARKS ST	10	101	30885		517100	700000 1.35
229- 3-	142	GARDEN STREET	6	104	81585		229600	355000 1.55
229- 53-	8	DONNELL ST	6	101	103084		127200	140000
229- 123-	140	GARDEN ST	6	104	42985	H	113600	110000
229- 136-	19	DONELL STREET	6	101	90335			120000
230- 7-	203	APPLETON ST	8	101	93085		112900	160000 1.42
230- 17-	12	SAVILLE ST	8	104	53084		183000	180000
230- 46-	240	CONCORD AVE	8	105	102584		185100	240000
232- 57-	4	4-6 DUNSTABLE RD	10	104	72985		439400	675000 1.54
233- 59-	96	FAYERWEATHER ST	8	105	122184		194700	177100
233- 166-	14	CHILTON ST	8	104	82384		141400	170000
233- 173-	45	STANDISH ST	8	104	121084		177500	210000
233- 184-	67	RESERVOIR ST	8	101	52384		142900	139500
233- 187-	164	VASSAL LANE	8	104	41384		152300	165000
233- 190-	77	STANDISH ST	8	104	72784		154300	168000
234- 46-	186	LAKEVIEW AVE	8	104	81684		186700	235000
234- 129-	222	LAKEVIEW AVE	8	104	82185		215500	285000 1.32
234- 148-	203	LEXINGTON AVE	8	101	102485		185700	217000 1.17
234- 181-	199	LAKEVIEW AVE	8	101	51085		183900	232500 1.26
235- 63-	179	LEXINGTON AVE	19	101	50284		188800	250000
235- 66-	2	GRACEWOOD PK	19	101	42985		166300	285000 1.71
236- 10-	99	LAKEVIEW AVE	10	104	42285		375600	575000 1.53
236- 79-	26	GURNEY ST	19	104	80385		217900	279000 1.28
236- 86-	69	FAYERWEATHER ST	19	104	122385		235900	392000 1.66
236- 135-	31	FAYERWEATHER ST	10	104	60585		743300	787500 1.06
238- 7-	25	APPLETON ST	10	101	70385	A	414600	390000
238- 71-	54	HIGHLAND ST	10	101	42285		885100	931000 1.05
239- 35-	22	LONGFELLOW RD	10	104	70285		299100	340000 1.14
246- 27-	198	BRATTLE ST	10	101	120985		452200	895000 1.98
247- 73-	452	HURON AVE	19	101	81685		188900	365000 1.93
247- 78-	180	LEXINGTON AVE	19	104	31585		258800	335000 1.29
247- 83-	36	FRESH POND PKWY	9	101	121685		237900	417500 1.75
247- 161-	72	GROZIER RD	19	104	110585		223900	405000 1.81
247- 174-	25	GROZIER RD	19	104	71185		271400	425000 1.57
248- 34-	183	LARCH RD	8	104	50185		209200	279000 1.33
248- 74-	9	HAWTHORNE PK	8	104	50584		208600	215000
248- 84-	14	POPLAR RD	8	105	40384		157500	130000
248- 87-	463	HURON AVE	19	104	41785		199500	230000 1.15
249- 16-	108	LARCH RD	19	104	62184		257700	185000
249- 62-	55	FRESH POND PKWY	9	101	41285	N	150300	159000
249- 153-	79	FRESH POND PKWY	9	101	10485		197000	250000 1.27
251- 40-	78	FRESH POND LANE	9	101	11485	N	287900	235000
251- 48-	540	HURON AVE	9	101	63085		181600	279000 1.54

PARCEL-ID	PAR-ADDR	PAR-ADDR-STR	DIST	CLASS	SALE-DATE	NON-MARKET	FY86-ASSESS	SALE-PRICE
251- 96-	70	LARCHWOOD DR	9	101	121685		262500	449500 1.71
251- 142-	37	LARCHWOOD DR	9	101	51685		260700	530000 2.03
252- 138-	24	ABERDEEN AVE	7	104	110885		138700	175000 1.26
253- 73-	598	HURON AVE	7	104	120584		170200	195000
253- 74-	594	HURON AVE	7	105	52484		200500	180000
254- 2-	23	CUSHING ST	7	105	110885		158600	310000 1.95
254- 24-	112	HOLWORTHY	7	101	22785	H	125300	30000
254- 26-	102	HOLWORTHY ST	7	101	52185		114400	110000 .96
255- 34-	27	SULLIVAN RD	7	105	91484		152900	93000
255- 38-	24	SULLIVAN RD	7	105	21684		123300	86000
255- 55-	10	SULLIVAN RD	7	104	33084		117200	85000
255- 82-	24	CUSHING ST	7	105	73084		154500	195000
255- 92-	44	THINGVALLA AVE	7	104	22785		111400	137000 1.23
255- 103-	11	THINGVALLA AVE	7	101	61524		77100	75000
256- 62-	33	ST SAUVEUR CT	7	104	42985		103800	140000 1.35
256- 70-	49	LAWN ST	7	104	71784		114300	125000
256- 107-	92	CUSHING ST	7	101	21684		92700	78000
256- 108-	9	ST. SAUVEUR COURT	7	101	40585		94500	149000 1.58
257- 25-	160	CUSHING STREET	7	105	83085		158100	290000 1.83
257- 30-	34	MAY STREET	7	104	123185		74000	167500 2.26
259- 11-	109	FRESH POND PKWY	9	104	60495		189100	215000 1.14
259- 16-	127	FRESH POND PKWY	9	104	72295	A	192700	195000
260- 63-	53	ALPINE ST	8	104	61185	A	141900	95000
261- 67-	477	CONCORD AVE	8	101	103085		110600	179900 1.63
262- 58-	369	CONCORD AVE	8	101	122184		118200	114900
262- 72-	155	FAYERWEATHER ST	8	104	101284		162200	180000
263- 73-	52	SAVILLE ST	8	104	71285		170400	264000 1.55
263- 103-	403	WALDEN ST	8	104	12884		136000	98000
263- 121-	101	CHILTON ST	8	104	122184	N	161100	95000
266- 28-	10	BLANCHARD ROAD	15	101	62085		166000	235000 1.42
269- 9-	118	CLIFTON ST	7	104	111684		104400	110000
269- 14-	94	CLIFTON ST	7	105	33084		126400	101000
269- 21-	36	CLIFTON ST	7	101	73084		94000	89500
272- 22-	281	WALDEN ST	7	105	11084		143300	145000
114A- 63-	132	ANTRIM ST	3	104	31285		157900	176000 1.11
114A- 75-	107	INMAN ST	3	101	61785		139500	150000 1.08
114A- 98-	131	ANTRIM ST	3	105	82385		185300	243000 1.31
146A- 130-	41	HOLDEN ST	5	101	81384		430900	533500
146A- 141-	3	SHADY HILL SQUARE	5	101	40185	H	224400	210000
146A- 143-	11	SHADY HILL SQ	5	101	102684		230400	250000
242A- 110-	151	COOLIDGE HILL RD	9	101	52885		532300	755000 1.42
242A- 139-	384	MT. AUBURN ST.	10	101	32185		244000	290000 1.19
242A- 140-	380	MT AUBURN ST	10	101	111535		231900	293800 1.27
242A- 142-	4	COOLIDGE HILL RD	9	101	122085		219200	370000 1.69
246A- 52-	457	MT AUBURN ST	9	101	80185		177700	294500 1.66
246A- 56-	457 #9	MT AUBURN ST	9	101	100185		182200	285000 1.56
252A- 136-	114	ABERDEEN ST	7	104	73084		144800	174000
252A- 138-	124	ABERDEEN AVE	7	104	43084		150800	154500
267B- 37-	17	GRISWOLD ST	7	104	12784		135600	100000
267B- 204-	85	GRISWOLD ST	7	101	51884		107700	92500
201.5- 5-	14	WHITIER ST.	6	105	103085		248000	495000 2.00
201.5- 11-	125	RAYMOND ST.	6	104	73085	G	179200	129900
201.5- 42-	117	AVON HILL	6	101	91785		341200	500000 1.47
201.5- 55-	25	25 MT. PLEASANT	6	101	91085		236600	340000 1.44

MEMORANDUM

August 1, 1986

TO: Robert W. Healy
City Manager

FROM: Peter Helwig
Revaluation Director

SUBJECT: Transmittal of Materials for City Council

Transmitted herein are materials requested of me at the City Council meeting of June 30, 1986:

Appendix A - Listing of 1,2,3 family sales

Appendix B - Estimated value increases for 1984-1985, by class and district

Appendix C - Listing of 1985 rent-controlled, multifamily sales

Appendix D - List of recorded mortgages for rent controlled sales

Appendix E - Application of the band of investment technique to rent controlled property

Appendix F - List of 1,2,3 family properties that never had interior inspections (ie, estimated properties)



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139

TEL. 498-9011

EXECUTIVE DEPARTMENT

ROBERT W. HEALY

City Manager

RICHARD C. ROSSI

Deputy City Manager

August 4, 1986

To the Honorable, the City Council:

Attached please find information on assessment data requested by the City Council at the June 30th meeting. Once the Council has reviewed the data the Board of Assessors will be available to meet with the Council to discuss any issues.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert W. Healy", is written over the typed name and title.

Robert W. Healy
City Manager

Agenda Item No. 19 *F-298*

Re: enclosed information from Peter Helwig as
requested at the Council meeting of June 30,
1986.

In City Council,

August 4, 1986

VMV
MS
NF Placed on File