



NE Home Real Estate

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**John Doe
 Manager**
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Comparable Market Analysis Report Subject Property: 24 BEAUMONT ST, Boston, MA

Search Criteria:

Subject Property: 24
 BEAUMONT ST, Boston, MA

Search includes all sales transactions meeting the following criteria:

Land Use Type:
101-Residential Single Fam Dwelling

Radius: **0.3 mile mile(s)**

Timeframe: **12 months**

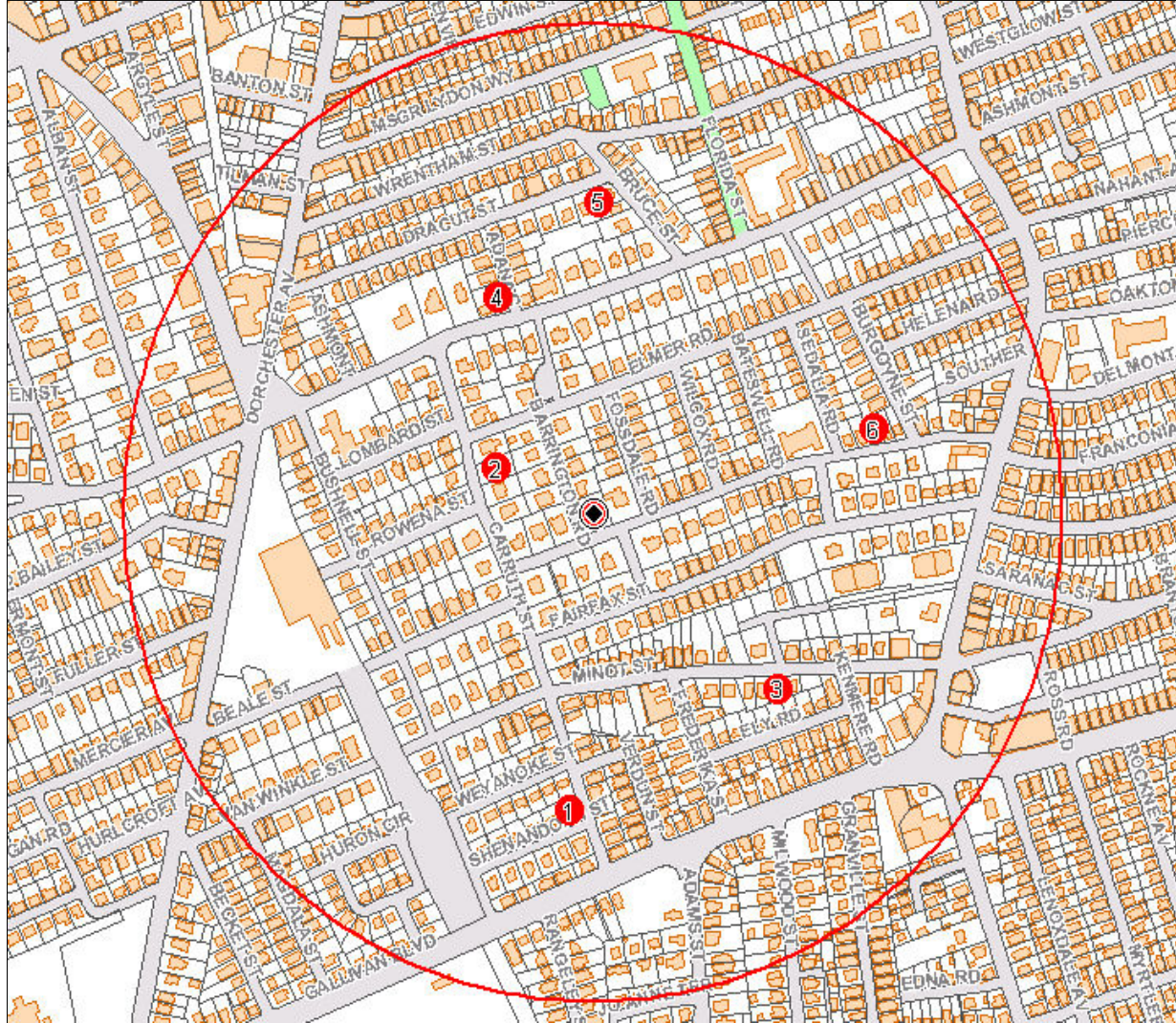
Summary Results:

Comparable market search yielded the following results:

No of Comparable Sales: **6**

Median Price of Comparable Sales: **\$382500**

Ratio Assessed Value to Market Value: **82.67%**



Comparable Sales Property Listing:

Map Number	Property Address	Date of Transfer	Sale Price
1	2 SHENANDOAH ST, Boston, MA	7/31/2006	\$325000.00
2	20 CARRUTH ST, Boston, MA	4/3/2006	\$742500.00
3	250 MINOT ST, Boston, MA	2/1/2006	\$405000.00
4	266 ASHMONT ST, Boston, MA	5/26/2006	\$528000.00
5	67 DRACUT ST, Boston, MA	6/12/2006	\$339900.00
6	100 BEAUMONT ST, Boston, MA	5/30/2006	\$360000.00

Data compiled and presented by: Real Estate Mapping, Inc. 1115 Adams Street, Boston, MA 02124 Telephone: 617-298-6277(MAPS).
 Data Source: Sales Data is from the Suffolk County Registry of Deeds. Property Data is from the City of Boston Assessing Department.



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Comparable Market Analysis Report (Continued) for Subject Property: 24 BEAUMONT ST, Boston, MA

Subject Property Detail:

Owner Info	Land Info	2005 RE Taxes	Building Info	
Owner: MCGILL DONALD M ETAL Address: 24 BEAUMONT DORCHESTER MA 02124 Owner Occupied: Y	Lot Square Footage: 11800 Property Type: 101 Land Use: R1	Land Value: \$96,400.00 Building Value: \$465,300.00 Total Value: \$561,700.00 Annual taxes: \$6,246.10	Gross Area: 6432 Living Area: 3513 Story Height: 2.5 Yr Built: 1875 Yr Remodel: 0	Total Rooms: 9 Bedrooms: 6 Full Bath: 1 Half Bath: 1 Kitchens: 1

Comparable Sales Detail:

Property Address: 2 SHENANDOAH ST, Boston, MA Map Number: 1

Sale Info		Deed Info		
Sale Price:\$325,000.00 Sale Date:7/31/2006	Cost per sqft:\$145.15 Assessed/Market Value:97.57%	Buyer:PHELPS BRUCE Seller:CORBETT HELEN D	Book:40101 Page:0048	
Owner Info	Land Info	2005 RE Taxes	Building Info	
Owner: CORBETT THOMAS M Address: 2 SHENANDOAH ST DORCHESTER MA 02124 Owner Occupied: Y	Lot Square Footage: 5736 Property Type: 101 Land Use: R1	Land Value: \$73,900.00 Building Value: \$243,200.00 Total Value: \$317,100.00 Annual taxes: \$3,526.15	Gross Area: 2239 Living Area: 1313 Story Height: 2.0 Yr Built: 1948 Yr Remodel: 0	Total Rooms: 09 Bedrooms: 03 Full Bath: 1 Half Bath: 1 Kitchens: 1

Property Address: 20 CARRUTH ST, Boston, MA Map Number: 2

Sale Info		Deed Info		
Sale Price:\$742,500.00 Sale Date:4/3/2006	Cost per sqft:\$152.31 Assessed/Market Value:92.30%	Buyer:PHAN LAM V Seller:WILCOX GORDON F	Book:39330 Page:0265	
Owner Info	Land Info	2005 RE Taxes	Building Info	
Owner: Wilcox, Gordon F Address: 20 CARRUTH ST DORCHESTER MA 02124 Owner Occupied: N	Lot Square Footage: 9173 Property Type: 101 Land Use: R1	Land Value: \$83,700.00 Building Value: \$601,600.00 Total Value: \$685,300.00 Annual taxes: \$7,620.54	Gross Area: 4875 Living Area: 2987 Story Height: 2.5 Yr Built: 1996 Yr Remodel: 2001	Total Rooms: 10 Bedrooms: 05 Full Bath: 3 Half Bath: 0 Kitchens: 1

Property Address: 250 MINOT ST, Boston, MA Map Number: 3

Sale Info		Deed Info		
Sale Price:\$405,000.00 Sale Date:2/1/2006	Cost per sqft:\$164.50 Assessed/Market Value:77.85%	Buyer:SILVA ADELSON Seller:SUMMERS KATHLEEN L	Book:38965 Page:0325	
Owner Info	Land Info	2005 RE Taxes	Building Info	
Owner: RYAN ROBERT A Address: 250 MINOT ST DORCHESTER MA 02124 Owner Occupied: N	Lot Square Footage: 4428 Property Type: 101 Land Use: R1	Land Value: \$66,200.00 Building Value: \$249,100.00 Total Value: \$315,300.00 Annual taxes: \$3,506.14	Gross Area: 2462 Living Area: 1568 Story Height: 2.0 Yr Built: 1965 Yr Remodel: 1985	Total Rooms: 06 Bedrooms: 03 Full Bath: 1 Half Bath: 1 Kitchens: 1

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Comparable Market Analysis Report (Continued) for Subject Property: 24 BEAUMONT ST, Boston, MA

Subject Property Detail:

Owner Info	Land Info	2005 RE Taxes	Building Info	
Owner: MCGILL DONALD M ETAL Address: 24 BEAUMONT DORCHESTER MA 02124 Owner Occupied: Y	Lot Square Footage: 11800 Property Type: 101 Land Use: R1	Land Value: \$96,400.00 Building Value: \$465,300.00 Total Value: \$561,700.00 Annual taxes: \$6,246.10	Gross Area: 6432 Living Area: 3513 Story Height: 2.5 Yr Built: 1875 Yr Remodel: 0	Total Rooms: 9 Bedrooms: 6 Full Bath: 1 Half Bath: 1 Kitchens: 1

Comparable Sales Detail:

Property Address: **266 ASHMONT ST, Boston, MA** Map Number: 4

Sale Info		Deed Info		
Sale Price:\$528,000.00 Sale Date:5/26/2006	Cost per sqft:\$162.46 Assessed/Market Value:64.11%	Buyer:EVANS DOROTHY A Seller:BOURASSA SUZANNE B	Book:39672 Page:0168	
Owner Info	Land Info	2005 RE Taxes	Building Info	
Owner: BOURASSA SUZANNE B Address: 266 ASHMONT ST DORCHESTER MA 02124 Owner Occupied: Y	Lot Square Footage: 5381 Property Type: 101 Land Use: R1	Land Value: \$73,300.00 Building Value: \$265,200.00 Total Value: \$338,500.00 Annual taxes: \$3,764.12	Gross Area: 3250 Living Area: 1745 Story Height: 2.0 Yr Built: 1940 Yr Remodel: 0	Total Rooms: 07 Bedrooms: 03 Full Bath: 1 Half Bath: 1 Kitchens: 1

Property Address: **67 DRACUT ST, Boston, MA** Map Number: 5

Sale Info		Deed Info		
Sale Price:\$339,900.00 Sale Date:6/12/2006	Cost per sqft:\$103.56 Assessed/Market Value:89.23%	Buyer:DEGALE SYLVIA G Seller:CRUTHIRD KELLEY D	Book:39781 Page:0313	
Owner Info	Land Info	2005 RE Taxes	Building Info	
Owner: CRUTHIRD KELLEY D Address: 67 DRACUT ST DORCHESTER MA 02124 Owner Occupied: Y	Lot Square Footage: 3060 Property Type: 101 Land Use: R1	Land Value: \$59,300.00 Building Value: \$244,000.00 Total Value: \$303,300.00 Annual taxes: \$3,372.70	Gross Area: 3282 Living Area: 1738 Story Height: 2.0 Yr Built: 1900 Yr Remodel: 2003	Total Rooms: 9 Bedrooms: 05 Full Bath: 1 Half Bath: 1 Kitchens: 1

Property Address: **100 BEAUMONT ST, Boston, MA** Map Number: 6

Sale Info		Deed Info		
Sale Price:\$360,000.00 Sale Date:5/30/2006	Cost per sqft:\$167.52 Assessed/Market Value:78.19%	Buyer:FERENT EDWARD Seller:CLARK JOHN RICHARD	Book:39688 Page:0019	
Owner Info	Land Info	2005 RE Taxes	Building Info	
Owner: CLARK JOHN RICHARD ETAL Address: 100 BEAUMONT DORCHESTER MA 02124 Owner Occupied: Y	Lot Square Footage: 3667 Property Type: 101 Land Use: R1	Land Value: \$59,100.00 Building Value: \$222,400.00 Total Value: \$281,500.00 Annual taxes: \$3,130.28	Gross Area: 2149 Living Area: 1357 Story Height: 2.0 Yr Built: 1930 Yr Remodel: 1985	Total Rooms: 6 Bedrooms: 03 Full Bath: 1 Half Bath: 1 Kitchens: 1

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