Map	Block	Lot	Unit	Parcel ID	Building Location
49	40	218	D	49-40-218-D	218 BOSTON ST, Unit 104

TOWN OF TOPSFIELD

Card: 1 of 1

	Total Card		Total Parcel
APPR	90,100	/	90,100
USE + IMP	90,100	/	90,100
USE LAND	0	/	0
ASSESSED	90,100	/	90,100

PROPERTY LOCATION

218 BOSTON ST, Unit 104
TOPSFIELD, MA 01983

OWNERSHIP

DESILVESTRE NELSON A
9 PILGRIM HTS
BEVERLY, MA 01915-0000

Occ		Type	

PREVIOUS OWNER

DESILVESTRE ORLANDO A
DESILVESTRE ELINA
218 BOSTON ST UNIT 104
TOPSFIELD, MA 01983-0000

NARRATIVE DESCRIPTION

This parcel contains 0 of land mainly classified as OFFICE with a CONDO-OFC building built about 1987, having primarily CLAPBOARD Exterior and 673 Square Feet, with 1 Residential Unit.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1	0 - SEPTIC	Dis 1	0	.00000
Util 2	3 - WATER	Dis 2		
Util 3		Dis 3		
Census	2141	Zone 1	BH	100
F. Haz		Zone 2		
Topo	1 - LEVEL	Zone 3		
Street	1 - PAVED	HX		
Traffic	4 - BUS DIST			
Exempt				

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
340	90,100	0	0.00	0	90,100
Building Total	90,100	0	0.00	0	90,100
Parcel Total	90,100	0	0.00	0	90,100
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	133.88	Tot Val SF/Prcl	133.88

LEGAL DESCRIPTION

Lot Size	
Total Land	0.00
Land Unit Type	SF

CATALIS
ADVANCING GOVERNMENT. ENGAGING CITIZENS.

Property ID: 1493

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2026	FV	340	90,100	0	0	0	90,100	90,100	2026/LDS 12/11/25 2:43:47 F	12/11/2025
2025	FV	340	90,100	0	0	0	90,100	90,100	2025/LDS 01/06/25 1:45:09 F	04/24/2025
2024	FV	340	90,100	0	0	0	90,100	0	Year End Roll	12/19/2023
2023	FV	340	91,300	0	0	0	91,300	0	Year End Roll	01/11/2023
2022	FV	340	91,300	0	0	0	91,300	91,300	Year End	01/03/2022
2021	FV	340	89,100	0	0	0	89,100	89,100	Year End Roll	01/08/2021
2020	FV	340	89,100	0	0	0	89,100	0	Year End Roll	11/14/2019
2019	FV	340	95,400	0	0	0	95,400	0	Year End Roll	01/03/2019
2018	FV	340	91,300	0	0	0	91,300	0	YER	12/27/2017
2017	FV	340	91,300	0	0	0	91,300	91,300	Year End Roll	1/6/2017

User Account
1514
GIS Coord 1
GIS Coord 2
Insp Date
05/23/2022
Print Date / Time
1/15/2026 8:53 pm
Last Date / Time
10/22/19 2:19 pm
apro

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
DESILVESTRE ORLANDO A	20601-0239		04/16/2003	1	No		A	
KERR HUGH	13238-0430		10/17/1995	38,000	No		N	
KELLEY LAWRENCE K III TR	12287-0046		12/03/1993	25,000	No		G	
	08854-0519		03/21/1987	0	No			

USER DEFINED

PriorID1a
PriorID2a
255 PL84
PriorID3a
UNIT 104
PriorID1b
1-Level
PriorID2b
PriorID3b
4-Bus Dist
PriorID1c
PriorID2c
PriorID3c
Assessor Map

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit

ACTIVITIES

Date	Result	By
05/23/2022	37	PETER KRAJESK
01/27/2012	24A	DG
01/23/2012	24A	DG
02/06/2006	39	SW
12/05/2002	37	RD
01/23/1990	37	EN

LAND SECTION (340)

LUC	LUC Desc	Alt %	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt 2 LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
	Total AC/HA			0.00	Total SF/SM			0.00	Parcel LUC					P. NBC Desc						Tot		Spl Credit			Tot			

Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

Parcel ID 49-40-218-D

Exterior Information

Type	63 - CONDO-OFC		
Stry Hght	1		
(Liv) Units	1	Tot	1
Found	1 - CONCRETE		
Frame	1 - WOOD		
P. Wall	2 - CLAPBOARD		
Sec Wall			0
Roof Str	1 - GABLE		
Roof Cvr	1 - ASPHALT		
Color			
View			
Shape			
Bld Name			

General Information

Grade	C - AVERAGE		
Year Blt	1987	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Fl			
P. Int Wall	1 - DRYWALL		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	15 - CARPET		
Sec Floor			
Bmt Floors			
Sub Floors			
Bmt Garage	0		
Electric	2 - GOOD		
Insulation	2 - TYPICAL		
Int Vs Ext	S		
Heat Fuel	2 - GAS		
Heat	1 - FORCED H/A		
# Heat Sys	1		
Heated %	100	AC %	100
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

Condo Information

Location	OC3 - OFFICE CONDO
Tot Units	20
Floor	
% Own	5
Name	500 - COTTAGE PLAC

Comments

U-104 1ST FLR
% INT=5.25
COTTAGE PLACE CONDO
OFFICE CONDO
LMK INTERIOR DESIGN

Sketch

UnSketched Subareas:
FFL (673)

Bath Features

Full Bath	0	Rtng	
Add Full	0	Rtng	
3/4 Bath	0	Rtng	
Add. 3/4	0	Rtng	
1/2 Bath	0	Rtng	
Add. 1/2	0	Rtng	
Other Fix	0	Rtng	

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
1	1	0	0
Bld Total	1	0	0
Prcl Total	1	0	0

Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Other Features

Kitchens	0	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	0	Rtng	

Depreciation

Phys Con	AV - Average	9
Functional		
Economic		
Special		
Override		
	Total	9%

Calc Ladder

Base Rate	82.00	Depr	8,908
Size Adj	1.24577	Depr'd Total	90,067
Con Adj	1.36350	Juris Ft.	1.0000
Adj Prc	$139.29	Spec. Features	$0
Grade Ft.	1.00000	Lump Sum	
Other Feat	$5,236	Final Total	$90,100
NBH Mod	1.0000	Override Val	
NBC Infl	1.0000	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	$90,100
Adj Tot (RCN)	98,975	Total $/SF	$133.88
Depr %	9%	Undepr $/SF	139.29000

Mobile Home

Make		Model		Serial		Year		Color	

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng		Ind Val		

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	673	673	673	673	139.29	93,742
Building Totals		673	673	673	673		93,742
Parcel Totals		673	673	673	673		93,742

Alt Areas

S. Area	Alt Type	% Alt	Tenants	Qual	% U

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed
Building Totals					Yard Item Appr						Special Feature Appr								
Parcel Totals					Yard Item Appr						Special Feature Appr								

Image

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