



Property Information Request Information Update Information

File#:	BS-X01693-8755381899	Requested Date:	07/17/2024	Update Requested:
Owner:	FRANCIS FERRARO	Branch:		Requested By:
Address 1:	40 ISABELLA ST	Date Completed:	07/30/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	BOSTON, MA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per City of Boston Zoning Department there are no Code Violation cases on this property.

Collector: City of Boston Zoning Department
Payable Address: 1010 Mass Ave Boston, MA 02118
Business# 617-961-3277

PERMITS Per City of Boston Building Department There are no Open/Pending/Expired Permits on this property.

Collector: City of Boston Building Department
Payable Address: 1010 Mass Ave Boston, MA 02118
Business# 617-961-3277

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

SPECIAL ASSESSMENTS Per City of Boston Tax Collector there are no Special Assessments/liens on the property.

Collector: City of Boston Tax Collector
Address:1 City Hall Square Window M-30 Boston, MA 02201
Business: 617-635-4131

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION NO

UTILITIES WATER AND SEWER
MASTER METER PAID BY HOA

Collector: City of Boston Boston Water and Sewer
Payable Address: 980 Harrison Ave, Roxbury, MA 02119
Business # 617-989-7000

GARBAGE
Garbage bills are included in the real estate property taxes

Assessing On-Line

« New search

Map

Parcel ID:	0501111012
Address:	40 ISABELLA ST # 1W BOSTON MA 02116
Property Type:	Residential Condo Unit
Classification Code:	0102 (Residential Property / RESIDENTIAL CONDO)
Lot Size:	1,875 sq ft
Living Area:	1,875 sq ft
Year Built:	1904
Owner on Monday, January 1, 2024:	FERRARO FRANCIS H JR
Owner's Mailing Address:	40 ISABELLA ST, #1W BOSTON MA 02116
Residential Exemption:	Yes
Personal Exemption:	No

Value/Tax Assessment as of Sunday, January 1, 2023, statutory lien date.

FY2024 Building value:	\$1,509,100.00
FY2024 Land Value:	\$0.00
FY2024 Total Assessed Value:	\$1,509,100.00

FY2024 Tax Rates (per thousand):	
- Residential:	\$10.90
- Commercial:	\$25.27

FY2025 Preliminary Tax (Q1 + Q2):	
Estimated Tax:	\$6,419.33
Community Preservation:	\$58.75
Total, First Half:	\$6,478.08

Abatements/Exemptions

Applications for Abatements, Residential Exemptions, and Personal Exemptions for FY2025 will become available for download on Wednesday, January 1, 2025

A **Residential Exemption** was granted for this parcel for FY2024 and is reflected in the Estimated tax for FY2025.

Attributes

CONDO MAIN ATTRIBUTES

Master parcel:	0501111010
Grade:	Good
Exterior Condition:	Average
Exterior Finish:	Brick/Stone
Foundation:	Brick
Roof Cover:	Rubber Roof
Roof Structure:	Flat

UNIT ATTRIBUTES

Land Use:	102 - RESIDENTIAL CONDO
Orientation:	Through
Corner Unit:	No
Floor:	0
Total Rooms:	6
Bedrooms:	3
Bedroom Type:	Average
Bathrooms:	3
Half Bathrooms:	0
Other Fixtures:	0
Bath Style 1:	Semi-Modern
Bath Style 2:	Semi-Modern
Bath Style 3:	Semi-Modern
Number of Kitchens:	1
Kitchen Type:	One Person
Kitchen Style 1:	Modern
Kitchen Style 2:	
Kitchen Style 3:	
Fireplaces:	0
Penthouse Unit:	False
AC Type:	None
Heat Type:	Ht Water/Steam
Year Built:	1904
Interior Condition:	Good
Interior Finish:	Normal
View:	Average
Parking Spots:	2
Parking Ownership:	Easement
Parking Type:	Open
Tandem Parking:	N
Complex:	0501111010 - FORTY ISABELLA
Story Height:	2

OUTBUILDINGS/EXTRA FEATURES

Type:	Greenhouse
-------	------------

Current Owner/s

FERRARO FRANCIS H JR

Owner information may not reflect any changes submitted to City of Boston Assessing after June 7, 2024.

Value History

Fiscal Year	Property Type	Assessed Value *
2024	Residential Condo Unit	\$1,509,100.00
2023	Residential Condo Unit	\$1,464,500.00
2022	Residential Condo Unit	\$1,394,800.00
2021	Residential Condo Unit	\$1,394,800.00
2020	Residential Condo Unit	\$1,541,500.00
2019	Residential Condo Unit	\$1,496,500.00
2018	Residential Condo Unit	\$1,412,000.00
2017	Residential Condo Unit	\$1,332,500.00
2016	Residential Condo Unit	\$1,281,300.00
2015	Residential Condo Unit	\$1,250,800.00
2014	Residential Condo Unit	\$1,147,900.00
2013	Residential Condo Unit	\$1,083,000.00
2012	Residential Condo Unit	\$1,066,700.00
2011	Residential Condo Unit	\$1,066,900.00
2010	Residential Condo Unit	\$1,066,900.00
2009	Residential Condo Unit	\$1,015,300.00
2008	Residential Condo Unit	\$1,015,300.00
2007	Residential Condo Unit	\$1,015,300.00
2006	Residential Condo Unit	\$970,600.00
2005	Residential Condo Unit	\$913,200.00
2004	Residential Condo Unit	\$888,700.00
2003	Residential Condo Unit	\$724,100.00
2002	Residential Condo Unit	\$681,600.00
2001	Residential Condo Unit	\$649,100.00
2000	Residential Condo Unit	\$443,900.00
1999	Residential Condo Unit	\$406,900.00
1998	Residential Condo Unit	\$369,900.00
1997	Residential Condo Unit	\$290,900.00
1996	Residential Condo Unit	\$331,400.00

* Actual Billed Assessments

<i>Size/sqft:</i>	200
<i>Quality:</i>	AVERAGE
<i>Condition:</i>	Average

[View Quarterly Tax Bill and Payment Information for this parcel for FY2024 and FY2025.](#)

[View approved building permits associated with this parcel.](#)

Questions? For CURRENT fiscal year tax bill Questions, contact the Taxpayer Referral & Assistance Center.
For PRIOR fiscal year tax payments, interest charges, fees, etc. contact the Collector's office at 617-635-4131.

FW: Code/permit/Special assessment Request // 40 ISABELLA ST

From: lori.donovan@boston.gov <lori.donovan@boston.gov> **On Behalf Of** BFD Fire Prevention
Sent: Tuesday, July 23, 2024 12:02 AM
To:
Subject: Re: Code/permit/Special assessment Request // 40 ISABELLA ST //

Hi, at this time there are no open fire code violations on file with BFD for 40 Isabella St

Thanks
Lori Donovan