

# 25 WADSWORTH ST

Location 25 WADSWORTH ST

Mblu 6059/ 154/ 1/ /

Acct# 02032601

Owner HORGAN BARBARA L

Assessment \$652,100

PID 19304

Building Count 1

Assessing District

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$297,900	\$354,200	\$652,100

## Owner of Record

Owner HORGAN BARBARA L  
Co-Owner  
Care Of  
Address 25 WADSWORTH ST  
QUINCY, MA 02171

Sale Price \$170,000  
Book & Page 12819/0444  
Sale Date 09/17/1998  
Instrument NA

## Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
HORGAN BARBARA L	\$170,000	12819/0444	NA	09/17/1998
THOMSON FREDERICK R TREE	\$0	11729/0013	1A	03/10/1997
THOMSON FREDERICK R	\$0	05610/0238	NA	06/07/1979

## Building Information

### Building 1 : Section 1

Year Built: 1932  
Living Area: 1,566  
Replacement Cost: \$451,042  
Building Percent Good: 64  
Replacement Cost  
Less Depreciation: \$288,700

Building Attributes	
Field	Description
Style:	Gambrel
Model	Residential
Grade:	AVERAGE

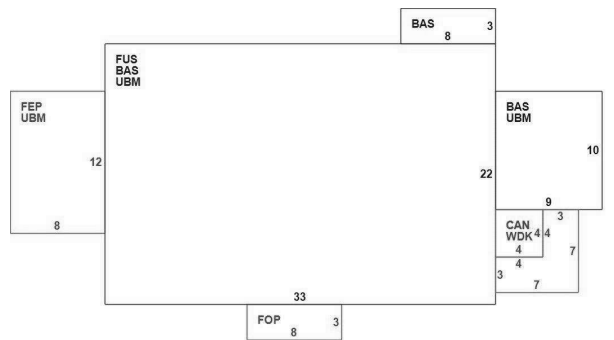
Stories:	2
Occupancy	1
Exterior Wall 1	Asbest Shingle
Exterior Wall 2	
Roof Structure:	Gambrel
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1 Full
Total Half Baths:	1
Total Xtra Fixtrs:	2
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	SModern
Extra Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

## Building Photo



([https://images.vgsi.com/photos/QuincyMAPhotos/A013425-WADSWORTH-ST\\_134244.jpg](https://images.vgsi.com/photos/QuincyMAPhotos/A013425-WADSWORTH-ST_134244.jpg))

## Building Layout



([ParcelSketch.ashx?pid=19304&bid=19304](#))

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	840	840	
FUS	Upper Story, Finished	726	726	
CAN	Canopy	49	0	
FEP	Porch, Enclosed, Finished	96	0	
FOP	Porch, Open, Finished	24	0	
UBM	Basement, Unfinished	912	0	
WDK	Deck, Wood	16	0	
		2,663	1,566	

## Extra Features

Extra Features				Legend
Code	Description	Size	Assessed Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	\$4,800	1

## Land

### Land Use

Use Code 1010  
Description Single Fam  
Neighborhood 50

### Land Line Valuation

Size (Sqr Feet) 4414  
Assessed Value \$354,200

## Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Assessed Value	Bldg #
FGR1	GARAGE 1 STY			220,00 S.F.	\$4,400	1

## Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$297,900	\$354,200	\$652,100
2023	\$268,400	\$322,000	\$590,400
2022	\$249,800	\$257,600	\$507,400