



Property Information Request Information Update Information

File#: BS-X01693-2624345360
Owner: BARBARA HORGAN
Address 1: 25 WADSWORTH ST
Address 2:
City, State Zip: QUINCY, MA

Requested Date: 07/17/2024
Branch:
Date Completed:
of Jurisdiction(s):
of Parcel(s): 1

Update Requested:
Requested By:
Update Completed:

Notes

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

Collector: City of Quincy
Payable: 55 Sea Street Quincy, MA 02169
Business# (617) 376-1457

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

PERMITS Per City of Quincy Building Department there are no Open/Pending/ Expired Permit on this property.

Collector: City of Quincy
Payable: 55 Sea Street Quincy, MA 02169
Business# (617) 376-1457

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

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

Collector: City of Quincy
Payable: 55 Sea Street Quincy, MA 02169
Business# (617) 376-1085

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION NO

UTILITIES WATER AND SEWER
Account: #NA
Status: PVT – Non - Lienable
Amount: NA
Good Thru: NA
Account Active: NA
Collector: Quincy Township Sewer/Water/Drain
Payable: 55 Sea St, Quincy, MA 02169
Business# (617) 376-1258

UNABLE TO PROVIDE INFO TO THIRD PARTIES. HOMEOWNER AUTHORIZATION NEEDED

GARBAGE
GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

25 WADSWORTH ST

Location 25 WADSWORTH ST

Mblu 6059/ 154/ 1/1

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 |

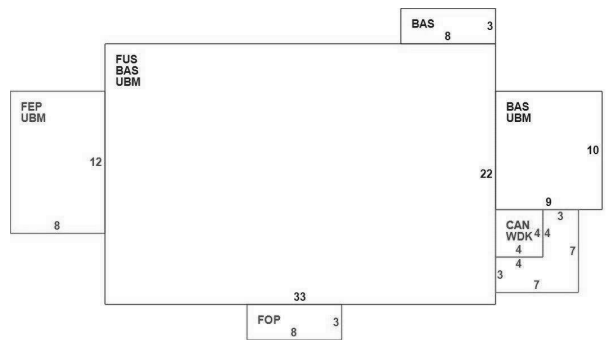
| | |
|--------------------|----------------|
| Stories: | 2 |
| Occupancy | 1 |
| Exterior Wall 1 | Asbest Shingle |
| Exterior Wall 2 | |
| Roof Structure: | Gambrel |
| Roof Cover | Asphalt |
| Interior Wall 1 | Plastered |
| Interior Wall 2 | |
| Interior Flr 1 | Hardwood |
| Interior Flr 2 | |
| 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)

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 | | | | | | Legend |
|--------------|--------------|----------|-----------------|-------------|----------------|--------|
| 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 |