

# Assessment and Sales Report

## Location & Ownership Information

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**Address:** 249 W Newton St U: 2 Boston, MA 02116  
**Map Ref:** W: 04 P: 00955 S: 016  
**Owner 1:** Meghan Chiasson  
**Owner Address:** 249 W Newton St U: 2 Boston, MA 02116

**Zoning:** CD  
**Owner 2:**

## Property Information

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**Use:** Condominium  
**Levels:** 1  
**Total Rooms:** 3  
**Full Baths:** 1  
**Year Built:** 1899  
**Total Area:** 610 SqFt  
**First Floor Area:** 0 SqFt  
**Attic Area:** 0 SqFt  
**Unfinished Basement:** 0 SqFt  
**Attached Garage:** 0  
**Heat Type:** Electric  
**Roof Type:** Flat  
**Air Conditioned:** No  
**Foundation:**

**Style:** Row-Middle  
**Lot Size:** 0.01 Acres (610 SqFt)  
**Bedrooms:** 1  
**Half Baths:** 0  
**Basement Type:**  
**Total Living Area:** 610 SqFt  
**Addl.Floor Area:** 0 SqFt  
**Finished Basement:** 0 SqFt  
**Total Basement:** 0 SqFt  
**Other Garage:** 0  
**Fuel Type:**  
**Exterior:** Brick  
**Fireplaces:** 1  
**Condition:** Average

## Assessment Information

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**Last Sale Date:** 07/07/2022  
**Last Sale Book:** 67918  
**Land Value:** \$0  
**Misc. Improv.:** \$0  
**Fiscal Year:** 2025  
**Map Ref:** W: 04 P: 00955 S: 016  
**Tax Rate (Comm):** 25.96

**Last Sale Price:** \$615,000  
**Last Sale Page:** 277  
**Building Value:** \$594,700  
**Total Value:** \$594,700  
**Estimated Tax:** \$6,887  
**Tax Rate (Res):** 11.58  
**Tax Rate (Ind):** 25.96

## Sales History

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### Recent Sale #1

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**Sale Price:** \$615,000  
**Buyer Name:** Meghan Chiasson  
**Lender Name:** Rocket Mortgage Llc  
**Sale Book:** 67918

**Sale Date:** 07/07/2022  
**Seller Name:** Rose L Finkenstaedt  
**Mortgage Amount:** \$553,500  
**Sale Page:** 277

### Recent Sale #2

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**Sale Price:** \$515,000  
**Buyer Name:** Rose L Finkenstaedt  
**Lender Name:** Loandepot.Com  
**Sale Book:** 55079

**Sale Date:** 09/18/2015  
**Seller Name:** Suzanne H Schwartz  
**Mortgage Amount:** \$385,000  
**Sale Page:** 170

### Recent Sale #3

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**Sale Price:** \$327,500  
**Buyer Name:** Suzanne H Schwartz  
**Lender Name:** Ne Moves Mortgage Co  
**Sale Book:** 48760

**Sale Date:** 12/07/2011  
**Seller Name:** Katherine Grant  
**Mortgage Amount:** \$316,000  
**Sale Page:** 99

### Recent Sale #4

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**Sale Price:** \$220,000  
**Buyer Name:** Brian J Hunt  
**Lender Name:** Hanscom Fcu  
**Sale Book:** 25608

**Sale Date:** 11/30/2000  
**Seller Name:** Cooperking Design&De  
**Mortgage Amount:** \$206,800  
**Sale Page:** 307

### Recent Sale #5

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**Sale Price:** \$155,000  
**Buyer Name:** Cooperking Design Ltd  
**Lender Name:** Lawrence Svgs Bk

**Sale Date:** 08/10/2000  
**Seller Name:** Christine B Schoeb  
**Mortgage Amount:** \$150,000

## Mortgage History

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### Recent Mortgage #1

**Buyer Name:** Rose L Finkenstaedt  
**Mortgage Amount:** \$385,000  
**Mortgage Book:** 55099

**Lender Name:** Loandepot.Com  
**Mortgage Date:** 09/24/2015  
**Mortgage Page:** 145

### Recent Mortgage #2

**Buyer Name:** Suzanne H Schwartz  
**Mortgage Amount:** \$314,000  
**Mortgage Book:** 50248  
**Discharge Book:** 55170  
**Discharge Date:** 10/09/2015

**Lender Name:** Leader Bank Na  
**Mortgage Date:** 09/28/2012  
**Mortgage Page:** 151  
**Discharge Page:** 198

### Recent Mortgage #3

**Buyer Name:** Katherine Grant  
**Mortgage Amount:** \$297,000  
**Mortgage Book:** 39811

**Lender Name:** Countrywide Home Loan  
**Mortgage Date:** 06/16/2006  
**Mortgage Page:** 177

## MLS Property History

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MLS #	Status	Type	Address	Town	List Date	List Price	Sale Price
72971745	SLD	CC	249 W Newton St U: 2	Boston, MA: Back Bay	04/26/2022	\$609,000	\$615,000
72813243	RNT	RN	249 W Newton St U: 2	Boston, MA: Back Bay	04/12/2021	\$2,700	\$2,700
72679310	RNT	RN	249 W Newton St U: 2	Boston, MA: Back Bay	06/24/2020	\$2,700	\$2,700
72366998	RNT	RN	249 W Newton St U: 2	Boston, MA: Back Bay	07/23/2018	\$2,600	\$2,600
72311773	RNT	RN	249 W Newton St U: 2	Boston, MA: Back Bay	04/19/2018	\$2,600	\$2,600
72269472	RNT	RN	249 W Newton St U: 2	Boston, MA: Back Bay	01/10/2018	\$2,600	\$2,600
71286724	SLD	CC	249 W Newton St U: 2	Boston, MA: South End	09/13/2011	\$349,000	\$327,500
71211920	CAN	CC	249 W Newton St U: 2	Boston, MA: South End	04/06/2011	\$359,000	
71057193	CAN	CC	249 W Newton Street U: 2	Boston, MA: Back Bay	04/01/2010	\$449,500	

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