

Property at 00006 PINE TRAIL

Prop ID 3570006

Printed 20-Mar-2026 10:49 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SASS UGYEN & MEGHAN TRUSTEES
 Second name:
 Address: 20 CLEVELAND ROAD
 City/state: NEEDHAM MA Zip: 02492

Location Information

Map: 037 Clerk map:
 Lot: 3570006 Neigh.: SL Zone: R15 Vol: 812 Page: 296

Assessments

Assmt category	Qty	Amount
Resident Land	.12	70,000
Resident Dwelling	1.00	85,150
Resident Outbldg	2.00	5,740

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Sep-2025
 Sale price: 350,000
 Sale valid:

Values

Mkt value :
 Cost value: 229,843

Summary

Total assessments	160,890
Total exemptions	
Net assessment	160,890

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .6567
 Mkt/sale :
 Assmt/sale: .4597

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.115	100,000	100,000			100,000	70,000
Primary Site		5,009						

.115 acres Total land value 100,000 70,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	18	Cottage		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable	Story Height 1.0	
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	27	C-	Whirlpools	
Garage	31	Detached 1 car	Saunas	
Area Over Gar.	04	Loft	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1937	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	544	118,090
Basement	Full				
Heating	Yes	A/C Yes			3,430
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					69,856
Other Features	WB Stks	RR			12,035
Sub-Total					203,411
Grade	C-	Factor .9200			187,138
CDU		C&D Factor 1.00			187,138
Depreciation		35 %			121,640
Computed cost value @ 70%					85,148

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	178	20,378
P Porches, Patios, Decks	CPAT Concrete patio	208	1,773
L Living Area	FRFF Frame first floor	42	4,808
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	FRFF Frame first floor	200	22,896
L Living Area	BSMT Basement addition	200	3,686
P Porches, Patios, Decks	F0FF Frame open first flo	16	975
L Living Area	FRFF Frame first floor	50	5,724

Total additions 69,856

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	14	25	350	55.95		D	15,274	50	7,600
Block Detach Garage									
RS1 Frame	5	6	30	30.00		B	1,134	50	600
Utility Shed									
Value at 70%					5,740	Value at 100%			
						8,200			

