

Assessing On-Line

Parcel ID:	1404157000
Address:	46 EVELYN ST BOSTON MA 02126
Property Type:	Three Family
Classification Code:	0105 (Residential Property / THREE-FAM DWELLING)
Lot Size:	8,913 sq ft
Living Area:	4,200 sq ft
Year Built:	1905
Owner on Monday, January 1, 2024:	HEARD DONALD R
Owner's Mailing Address:	46 EVELYN ST MATTAPAN MA 02126
Residential Exemption:	No
Personal Exemption:	No

Value/Tax	
Assessment as of Monday, January 1, 2024, statutory lien date.	
FY2025 Building value:	\$681,000.00
FY2025 Land Value:	\$336,000.00
FY2025 Total Assessed Value:	\$1,017,000.00
FY2025 Tax Rates (per thousand):	
- Residential:	\$11.58
- Commercial:	\$25.96
FY2025 Gross Tax:	\$11,776.86
Community Preservation:	\$106.19
- Residential Exemption:	\$0.00
- Personal Exemption:	\$0.00
FY2025 Net Tax:	\$11,883.05

Current Owner/s
CHARLEEN E HEARD AND DONALD R HEARD LIVING TRUST HEARD DONALD RAY HEARD CHARLENE
Owner information may not reflect any changes submitted to City of Boston Assessing after October 25, 2024. Authoritative ownership information is held by the Registry of Deeds. HEARD DONALD R is recorded as the legal owner for the 2024 assessment year, and will change to CHARLEEN E HEARD AND DONALD R HEARD LIVING TRUST on July 1, 2025.
Value History
Fiscal Year Property Type Assessed Value *

Abatements/Exemptions

The deadline for filing an Abatement application for FY2025 was 2/3/2025. Applications for 1 will become available for download beginning 1/1/2026.

The deadline for filing a Residential or Personal Exemption application for FY2025 was Tuesday, April 1, 2025. Applications for FY2026 will become available for download beginning Thursday, January 1, 2026.

Attributes

LAND

BUILDING 1

<i>Land Use:</i>	105 - THREE-FAM DWELLING
<i>Style:</i>	Decker
<i>Total Rooms:</i>	18
<i>Bedrooms:</i>	9
<i>Bathrooms:</i>	3
<i>Other Fixtures:</i>	0
<i>Half Bathrooms:</i>	0
<i>Bath Style 1:</i>	Semi-Modern
<i>Bath Style 2:</i>	Semi-Modern
<i>Bath Style 3:</i>	Semi-Modern
<i>Number of Kitchens:</i>	3
<i>Kitchen Type:</i>	3 Full Eat In Kitchens
<i>Kitchen Style 1:</i>	Semi-Modern
<i>Kitchen Style 2:</i>	Semi-Modern
<i>Kitchen Style 3:</i>	Semi-Modern
<i>Fireplaces:</i>	0
<i>AC Type:</i>	None
<i>Heat Type:</i>	Ht Water/Steam
<i>Interior Condition:</i>	Average
<i>Interior Finish:</i>	Normal
<i>View:</i>	Average
<i>Grade:</i>	Average
<i>Parking Spots:</i>	6

2025	Three Family	\$1,017,000.00
2024	Three Family	\$1,020,400.00
2023	Three Family	\$953,700.00
2022	Three Family	\$867,000.00
2021	Three Family	\$867,700.00
2020	Three Family	\$683,500.00
2019	Three Family	\$625,100.00
2018	Three Family	\$558,000.00
2017	Three Family	\$547,000.00
2016	Three Family	\$497,300.00
2015	Three Family	\$418,000.00
2014	Three Family	\$373,200.00
2013	Three Family	\$355,400.00
2012	Three Family	\$336,800.00
2011	Three Family	\$336,800.00
2010	Three Family	\$340,200.00
2009	Three Family	\$374,600.00
2008	Three Family	\$498,600.00
2007	Three Family	\$519,300.00
2006	Three Family	\$402,400.00
2005	Three Family	\$366,900.00
2004	Three Family	\$327,600.00
2003	Three Family	\$257,600.00
2002	Three Family	\$219,700.00
2001	Three Family	\$171,700.00
2000	Three Family	\$147,200.00
1999	Three Family	\$141,200.00
1998	Three Family	\$135,900.00
1997	Three Family	\$138,800.00
1996	Three Family	\$141,700.00
1995	Three Family	\$138,800.00
1994	Three Family	\$153,900.00
1993	Three Family	\$162,000.00
1992	Three Family	\$168,800.00
1991	Three Family	\$162,600.00
1990	Three Family	\$162,600.00
1989	Three Family	\$162,600.00
1988	Three Family	\$114,400.00
1987	Three Family	\$90,800.00
1986	Three Family	\$75,700.00
1985	Three Family	\$40,700.00

* Actual Billed Assessments

<i>Year Built:</i>	1905
<i>Story Height:</i>	3.0
<i>Roof Cover:</i>	Asphalt Shingl
<i>Roof Structure:</i>	Gable
<i>Exterior Finish:</i>	Vinyl
<i>Exterior Condition:</i>	Average
<i>Foundation:</i>	Stone

OUTBUILDINGS/EXTRA FEATURES

<i>Type:</i>	Garage
<i>Size/sqft:</i>	600
<i>Quality:</i>	AVERAGE
<i>Condition:</i>	Fair