

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER						PARCEL ID						LOCATION						
DENNEHY PAUL & CHRISTINE T/E 178 H ST S BOSTON, MA 02127						6C-11-11-0						257 RIDGEVALE RD						
						TRANSFER HISTORY						DOS		T	SALE PRICE		BK-PG (Cert)	
						DENNEHY PAUL & CHRISTINE						10/01/2004		QS	385,000		19091-160	
						SOUTHWICK WILLIAM						07/08/2002		A	145,000		15342-308	
REED BRUCE						07/11/2000		A	1		13121-275							
CD	T	AC/SF/UN		Nbhd	Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	13,300		SC	1.00	100	1.00	100	1.00	389,250	2.51	100	1.00	R05	1.50		298,270	

TOTAL	13,300 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	N O T E				LAND	298,300	289,500
Inf1	100		BUILDING	58,800	59,100			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	357,100	348,600

[illegible]

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL			
STYLE	1	0.85	RANCH [100%]	LIST		
QUALITY	-	0.80	MINUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	11/2/2012	SF

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	794	DETAIL ADJ	0.850
\$NLA(RCN)	\$128	OVERALL	1.000
CAPACITY	UNITS	ADJ	
STORIES	1	1.00	
ROOMS	0	1.00	
BEDROOMS	2	1.00	
FULL BATHS	1	1.00	
1/2 BATHS	0	1.00	
FIXTURES	3	\$1,632	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	99	N/A	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	24	SOFTWD/ASPH TL	1.00
INT. FINISH	52	OTHER/DRYWLI	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	214	1950	35.99	7,701
A	BAS	L	BAS AREA	794		104.55	83,010
+	EPA	N	ENCL PORCH	115		53.12	6,109
F11	O		FPL 1S 1OP	1		2,973.60	2,974

TOTAL RCN	101,426	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1959 / 57	
COND	42	42 %
FUNC	0	
ECON	0	
DEPR	42	% GD 58
RCNLD	\$58,800	

