

CURRENT OWNER										PARCEL ID				LOCATION							
JAMES DAVID K & ARLEEN ASHJIAN T/E 211 HOMER ST NEWTON CENTER, MA 02459-1420										6C-13-A-0				259 RIDGEVALE RD							
										TRANSFER HISTORY				DOS		T	SALE PRICE		BK-PG (Cert)		
										JAMES DAVID K & ARLEEN AS				06/30/2005		QS	465,000		19994-217		
										LOWMAN ROBERT M ET AL				06/30/2005		A	19994-19		1		
										LOWMAN & JOHN HAYES TRUST				05/24/1985		QS	130,000		4548-241		
CD	T	AC/SF/UN		Nbhd		Inf1		Inf2		ADJ BASE		SAF	Inf3		Lpi	VC	CREDIT AMT		ADJ VALUE		
100	S	20,000		SC	1.00	100	1.00	100	1.00	389,250		1.78	100	1.00	R05	1.50				317,350	

TOTAL	20,000 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	N O T E				LAND	317,400	308,100
Inf1	100		BUILDING	101,400	101,900			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	418,800	410,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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

YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	174,866			
NET AREA	1,024	DETAIL ADJ	0.850	FOUNDATION	4	FLR & WALL	1.00	A	WDK	N	WOOD DECK	448		29.00	12,992	CONDITION ELEM	CD			
\$NLA(RCN)	\$171	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	BMU	N	BSMT UNFINISHED	884		37.06	32,758	EXTERIOR				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,024	1959	120.47	123,359	INTERIOR				
				ROOF COVER	1	ASPH/CMP SHIN	1.00	F11	O		FPL 1S 1OP	1		3,717.00	3,717	KITCHEN				
				FLOOR COVER	14	HARDWD/ASPH TL	1.00											BATHS		
				INT. FINISH		DRYWALL	1.00											HEAT		
				HEATING/COOL	2	HOT WATER	1.00											ELECT		
				FUEL SOURCE	2	GAS	1.00													
																		EFF.YR/AGE	1959 / 57	
																		COND	42	42 %
																		FUNC	0	
																		ECON	0	
																		DEPR	42	% GD 58
																		RCNLD	\$101,400	

