

CURRENT OWNER										PARCEL ID					LOCATION						
FERGUSON LIAM J & DANIELLE M C/O CHANG LEWIS C & EMILIE Y T/E 9 EDWARD RD NEWTON, MA 02465										6C-27-8C-0					281 RIDGEVALE RD						
										TRANSFER HISTORY					DOS		T	SALE PRICE		BK-PG (Cert)	
										CHANG LEWIS C & EMILIE Y					07/07/2017		QS	436,500		30614-239	
										FERGUSON LIAM J & DANIELL					03/31/2009		QS	372,000		23572-230	
281 RIDGEVALE RD NOMINEE					03/25/2005		A	1		19651-349											
CD	T	AC/SF/UN		Nbhd		Infl1		Infl2		ADJ BASE		SAF	Infl3		Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	4,356		SC	1.00	90	0.90	100	1.00	350,325		6.57	100	1.00	R05	1.50		230,020			

TOTAL	4,356 SF	ZONING	R20	FRNT	75	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	N O T E	Topo/collector Rd			LAND	230,000	223,300
Inf1	90		BUILDING	151,500	129,400			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	381,500	352,700			

[illegible]

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL			
STYLE	5	1.05	COLONIAL [100%]	LIST		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	1/31/2017	APK

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	189,405		
NET AREA	960	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	A	BMF	N	BSMT FINISH-SEP	480		53.90	25,872	CONDITION ELEM	CD		
\$NLA(RCN)	\$197	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	480	1957	151.70	72,818	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	480	2000	128.80	61,826	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	PTA	N	PATIO/STOOP	333		8.90	2,964	KITCHEN	G		
				FLOOR COVER	3	W/W CARPET	1.00	B	EPA	N	ENCL PORCH	288		66.40	19,123	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00		MST	O	MASONRY STACK	1		1,028.00	1,028	HEAT	A		
				HEATING/COOL	1	FORCED AIR	1.00		ODS	O	OUT DOOR SHWR-A	1		734.00	734	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
CAPACITY		UNITS	ADJ																
STORIES		2	1.00																
ROOMS		0	1.00																
BEDROOMS		2	1.00																
FULL BATHS		2	1.00																
1/2 BATHS		0	1.00																
FIXTURES		6	\$5,040																
UNITS		1	1.00																
																EFF.YR/AGE	1996 / 20		
																COND	20	20 %	
																FUNC	0		
																ECON	0		
																DEPR	20	% GD	80
																RCNLD	\$151,500		