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LAND

DETACHED

BUILDING

CURRENT OWNER							PARCEL ID					LOCATION						
LEVINE LOIS C 189 GARDNER ST HINGHAM, MA 02043-3745							6C-53-J13-0					356 RIDGEVALE RD						
							TRANSFER HISTORY					DOS		T	SALE PRICE		BK-PG (Cert)	
							LEVINE LOIS C					04/18/2012		A			26254-111	
							LEVINE LOIS C & HARRY J					06/19/1991		A			1 7576-264	
LEVINE					01/22/1975		N			1 2143-13								
CD	T	AC/SF/UN		Nbhd	Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	5,662		SC	1.00	100	1.00	100	1.00	544,950	5.23	100	1.00	VW7	2.10		370,550	

TOTAL	5,662 SF	ZONING	R20	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	N O T E				LAND	370,600	359,700
Inf1	100		BUILDING	142,300	138,300			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL			512,900	498,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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	11/2/2012	SF

YEAR BLT	1948	SIZE ADJ	1.000
NET AREA	1,178	DETAIL ADJ	1.050
\$NLA(RCN)	\$161	OVERALL	1.000
CAPACITY	UNITS	ADJ	
STORIES	1.75	1.00	
ROOMS	0	1.00	
BEDROOMS	3	1.00	
FULL BATHS	2	1.00	
1/2 BATHS	0	1.00	
FIXTURES	6	\$5,040	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	99	N/A	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	4	ASPH TILE	1.00
INT. FINISH	25	DRYW/L/OTHER	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	572		42.21	24,145
+	USF	L	UP-STRY FIN	506	1948	121.55	61,504
+	BAS	L	BAS AREA	672	1948	143.16	96,203
D	WDK	N	WOOD DECK	100		29.00	2,900

TOTAL RCN	189,792
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1982 / 34
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$142,300