

CURRENT OWNER						PARCEL ID						LOCATION						
MARGOSIAN NOMINEE REALTY TRUST MARY ELLEN MARGOSIAN & JAMES MAXON TRSTE 21 BUTTERFIELD RD LEXINGTON, MA 02420						6D-20-7-0						115 RIDGEVALE RD						
						TRANSFER HISTORY						DOS		T	SALE PRICE		BK-PG (Cert)	
						MARGOSIAN NOMINEE REALTY GROWTH HOLDINGS LLC KAEHLER WERNER & BARBARA						06/20/2014 01/16/2013 10/26/1968		QS A QS	909,159 220,000 7,000		() 27047-294 1417-762	
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	11,740	SC 1.00	100 1.00	100 1.00	311,400	2.79	100 1.00	R03 1.20			234,31						

TOTAL	11,740 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	N O T E	Kaehler Wern			LAND	234,300	227,500
Inf1	100					BUILDING	545,600	535,500
Inf2	100					DETACHED	10,500	10,400
						OTHER	0	0
						TOTAL	790,400	773,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90 14X18	2013	252	46.50	10,500

PHOTO 04/09/2015

BUILDING	CD	ADJ	DESC	MEASURE	4/17/2014	MR	BLDG COMMENTS
MODEL	1		RESIDENTIAL				
STYLE	4	1.05	CAPE [100%]	LIST	4/17/2014	EST	
QUALITY	G	1.55	GOOD [100%]				
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	4/15/2015	TD	

YEAR BLT	2013	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	562,427	
NET AREA	2,468	DETAIL ADJ	1.080	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,300		52.83	68,673	CONDITION ELEM	CD	
\$NLA(RCN)	\$228	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,300	2013	196.77	255,804	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,168	2013	167.07	195,136	INTERIOR	A
STORIES	2	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	+	OPA	N	OPEN PORCH	104		58.59	6,093	KITCHEN	A		
ROOMS	5	1.00	FLOOR COVER	1	HARDWOOD	1.00	F	WDK	N	WOOD DECK	219		44.95	9,844	BATHS	A		
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	G	PTA	N	PATIO/STOOP	741		13.80	10,222	HEAT	A		
FULL BATHS	2	1.00	HEATING/COOL	9	WARM/COOL AIR	1.03	GFP	O	GAS LOG/FP/E FP	1		4,794.20	4,794	ELECT	A			
1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHWR-A	1		1,137.70	1,138					
FIXTURES	8	\$10,723																
UNITS	1	1.00																
EFF.YR/AGE																	2013 / 3	
COND																	3 3 %	
FUNC																	0	
ECON																	0	
DEPR																	3 % GD 97	
RCNLD																	\$545,600	

