

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER						PARCEL ID						LOCATION							
MCGRATH PAUL K & MAIRAN L TRUSTEE NICKQUENUM REALTY TRUST 68 SUNNYSIDE AVE READING, MA 01867						6D-45-22B1-0						211 RIDGEVALE RD							
						TRANSFER HISTORY						DOS		T	SALE PRICE		BK-PG (Cert)		
						MCGRATH PAUL K & MAIRAN L						11/03/2006		A	1 21496-70				
						MCGRATH PAUL & FRANCES BE						05/20/1988		A	1 6269-34				
						MCGRATH						05/19/1986		QS	165,000		5084-294		
CD	T	AC/SF/UN		Nbhd		Infl1		Infl2		ADJ BASE		SAF	Infl3		Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,871		SC	1.00	100	1.00	100	1.00	389,250		1.71	100	1.00	R05	1.50			319,500

TOTAL	20,871 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	N O T E	Partnow Muri			LAND	319,500	310,100
Inf1	100		BUILDING	179,500	145,000			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	499,000	455,100			

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	2/3/2017	APK

YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	221,560					
NET AREA	1,346	DETAIL ADJ	0.890	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,127	1966	35.05	39,501	CONDITION ELEM	CD					
\$NLA(RCN)	\$165	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BMF	N	BSMT FINISH-SEP	219		53.90	11,804	EXTERIOR	G					
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,346		117.60	158,286	INTERIOR	G					
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	EPA	N	ENCL PORCH	28		66.39	1,859	KITCHEN	V					
				FLOOR COVER	1	HARDWOOD	1.00	BMG	O	BSMT GARAGE	1	1,377.00		1,377	BATHS	A						
				INT. FINISH	2	DRYWALL	1.00	F11	O	FPL 1S 1OP	1	3,717.00		3,717	HEAT	U						
				HEATING/COOL	11	HT-WT/COOL AIR	1.05	ODS	O	OUT DOOR SHWR-A	1	734.00		734	ELECT	A						
				FUEL SOURCE	1	OIL	1.00															
CAPACITY		UNITS	ADJ															EFF.YR/AGE		1997 / 19		
STORIES		1	1.00															COND		19 19 %		
ROOMS		0	1.00															FUNC		0		
BEDROOMS		3	1.00															ECON		0		
FULL BATHS		2	1.00															DEPR		19	% GD	81
1/2 BATHS		0	1.00															RCNLD		\$179,500		
FIXTURES		6	\$4,282																			
UNITS		1	1.00																			