

LEGAL

CURRENT OWNER										PARCEL ID				LOCATION					
RIDGEVALE ROAD REALTY TRUST 2/3 & TERRY NICOLE 1/3 T/C 37 BEL AIR ROAD HINGHAM, MA 02043										7B-17-G60-0				60 RIDGEVALE RD SO					
										TRANSFER HISTORY				DOS		T	SALE PRICE		BK-PG (Cert)
RIDGEVALE ROAD REALTY TRU TERRY, NICOLE										10/09/2001 09/21/1990		A A			1 14311-243 1 7299-276				
CD	T	AC/SF/UN		Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	6,400		SC	1.00	100	1.00	100	1.00	648,750	4.71	100	1.00	VW8	2.50		448,49		

TOTAL	6,400 SF	ZONING	R20	FRNT	60	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	N O T E	Gd Ocn Wv			LAND	448,500	435,400
Inf1	100					BUILDING	135,500	131,700
Inf2	100					DETACHED	0	0
						OTHER	0	0
						TOTAL	584,000	567,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/23/2012

A photograph of a two-story house with grey siding and green shutters. The house has a white front door and a white fence in the yard. The photo is dated 10/23/2012.

BUILDING	CD	ADJ	DESC	MEASURE			BLDG COMMENTS
MODEL	1		RESIDENTIAL				
STYLE	4	1.05	CAPE [100%]	LIST			
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	10/31/2012	SF	

YEAR BLT	1992	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	171,578			
NET AREA	1,162	DETAIL ADJ	1.050	FOUNDATION	99	N/A	1.00	+	BAS	L	BAS AREA	590	1992	143.69	84,775	CONDITION ELEM	CD			
\$NLA(RCN)	\$148	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	572	1992	121.99	69,781	EXTERIOR				
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	285		29.00	8,265	INTERIOR				
				ROOF COVER	1	ASPH/CMP SHIN	1.00	F11	O		FPL 1S 10P	1		3,717.00	3,717	KITCHEN				
CAPACITY				UNITS		ADJ												BATHS		
STORIES				2		1.00												HEAT		
ROOMS				0		1.00												ELECT		
BEDROOMS				3		1.00												EFF.YR/AGE		1994 / 22
FULL BATHS				2		1.00												COND	21	21 %
1/2 BATHS				0		1.00												FUNC	0	
FIXTURES				6		\$5,040												ECON	0	
UNITS				1		1.00												DEPR	21	% GD 79
																RCNLD	\$135,500			

DETACHED

BUILDING