

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID					LOCATION							
JOYCE MATTHEW T 87 CANTERBURY ST HINGHAM, MA 02043										7D-20-G34-0					29 RALPH ST							
										TRANSFER HISTORY					DOS		T	SALE PRICE		BK-PG (Cert)		
										JOYCE MATTHEW T					11/23/2015		QS	305,000		(208050)		
										PERVINICH JERRY & MARLENE					12/07/2001		A	55,800		(163621)		
MAHE					08/28/1991		H	1		(124218)												
CD	T	AC/SF/UN		Nbhd		Infl1		Infl2		ADJ BASE		SAF		Infl3		Lpi		VC	CREDIT AMT		ADJ VALUE	
100	S	10,870		SC	1.00	100	1.00	100	1.00	311,400		2.98		100	1.00	R03	1.20			231,740		

TOTAL	10,870 SF	ZONING	R20	FRNT	106	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	N O T E	Fletcher Ala			LAND	231,700	225,000
Inf1	100					BUILDING	105,800	100,600
Inf2	100					DETACHED	0	0
						OTHER	0	0
						TOTAL	337,500	325,600

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	12/16/2015	APK

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	155,561				
NET AREA	864	DETAIL ADJ	0.880	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	864	1970	37.30	32,226	CONDITION ELEM	CD				
\$NLA(RCN)	\$180	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	864		130.80	113,014	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	130		29.00	3,770	INTERIOR	A				
				ROOF COVER	1	ASPH/CMP SHIN	1.00	F11	O	FPL 1S 1OP	1	3,717.00		3,717	KITCHEN	F					
				FLOOR COVER	1	HARDWOOD	1.00	ODS	O	OUT DOOR SHWR-A	1	734.00		734	BATHS	F					
				INT. FINISH	2	DRYWALL	1.00											HEAT	A		
				HEATING/COOL	9	WARM/COOL AIR	1.03											ELECT	A		
				FUEL SOURCE	1	OIL	1.00														
																		EFF.YR/AGE	1965 / 51		
																		COND	32	32 %	
																		FUNC	0		
																		ECON	0		
																		DEPR	32	% GD	68
																		RCNLD	\$105,800		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
03-119 P2003119	02/19/2009	50	Meas & List			RRC	100	100
	03/18/2004	50	Meas & List			RRC	100	100
	03/26/2003	99	n/a	8,500			100	100
	03/26/2003	99	n/a	8,500			100	100
	03-120	03/26/2003	99	n/a	8,000			100

