

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID					LOCATION						
BOUDENS MICHAEL 46 SOMERSET RD WEST NEWTON, MA 02465										12E-3B-RC2-0					1 RICHARDS LN						
										TRANSFER HISTORY					DOS		T	SALE PRICE		BK-PG (Cert)	
										BOUDENS MICHAEL					11/01/2012		QS	1,715,463		26819-305	
										LONGVIEW REALTY GROUP LLC					01/27/2012		B	1 26037-79		1 26037-79	
BYRNE SIMONE & PRESTON FO					10/20/2006		G	1 21451-68													
CD	T	AC/SF/UN		Nbhd	Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	40,000		WC	1.00	100	1.00	100	1.00	544,950	1.00	100	1.00	VW3	2.10		500,41				
300	A	2.504		WC	1.00	100	1.00	100	1.00	28,560	1.00	100	1.00	VW3	2.10		71,51				

TOTAL	3.422 Acres	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	N O T E	Letter from KMD re buildability in file/W/tr Vw 33% wetland			LAND	571,900	555,200
Inf1	100					BUILDING	1,456,900	1,413,100
Inf2	100					DETACHED	45,700	29,200
						OTHER	0	0
						TOTAL	2,074,500	1,997,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	G	1.20 10	0.90 24X14	2015	336	35.14	10,600
IPV	G	1.20 10	0.90 20X40	2015	800	26.20	18,900
HTB	A	1.00 10	0.90		1	5,837.20	5,300
PTD	A	1.00 10	0.90 10X18		180	10.10	1,600
PTD	A	1.00 10	0.90 13X65		845	10.10	7,700
PTD	A	1.00 50	0.50 16X20		320	10.10	1,600

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL			
STYLE	19	1.30	NEW STYLE [100%]	LIST		
QUALITY	V	2.20	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	6/29/2017	TD

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	
NET AREA	4,150	DETAIL ADJ	1.350	FOUNDATION	4	FLR
\$NLA(RCN)	\$399	OVERALL	1.000	EXT. COVER	1	WO
CAPACITY		UNITS	ADJ	ROOF SHAPE	3	GAM
STORIES		2	1.00	ROOF COVER	2	WO
ROOMS		8	1.00	FLOOR COVER	1	HAF
BEDROOMS		4	1.00	INT. FINISH	2	DRY
FULL BATHS		5	1.00	HEATING/COOL	9	WAF
1/2 BATHS		1	1.00	FUEL SOURCE	2	GAS
FIXTURES		19	\$45,210			
UNITS		1	1.00			

PHOTO 05/08/2017



BLDG COMMENTS

BMF=FR/GAME RM/EX RM/ OFFICE/ BAR/BATH PER
PLANS
GENERATOR

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	%
SS-07	12/31/2015	20	Splits/Land		12/31/2015		100	100
15-605	10/14/2015	3	Renovations	32,000	05/31/2016	WFF	100	100
16-605	10/14/2015	4	Outbuildings	32,000	05/08/2017	NF	100	100
13-017	01/11/2013	3	Renovations	200,000	04/16/2014	MR	100	100
	03/10/2006	50	Meas & List			RRC	100	100

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,655,581	
NET AREA	4,150	DETAIL ADJ	1.350	FOUNDATION	4	FLR & WALL	1.00	A	BMF	N	BSMT FINISH-SEP	1,746		118.58	207,040	CONDITION ELEM		CD
\$NLA(RCN)	\$399	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,854	2004	328.08	608,260	EXTERIOR	A	
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UP-STRY FIN	2,296	2004	278.55	639,560	INTERIOR	A	
				ROOF COVER	2	WOOD SHIN	1.01	+	OPA	N	OPEN PORCH	407		83.16	33,847	KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.00	+	BMU	N	BSMT UNFINISHED	108		98.96	10,688	BATHS	A	
				INT. FINISH	2	DRYWALL	1.00	F	USU	N	UPPER STORY UNF	36		167.20	6,019	HEAT	A	
				HEATING/COOL	9	WARM/COOL AIR	1.03	G	BIG	N	BUILT-IN GARAGE	528		84.86	44,807	ELECT	A	
				FUEL SOURCE	2	GAS	1.00	+	PTA	N	PATIO/STOOP	1,019		19.58	19,952	EFF.YR/AGE		2004 / 12
								F21	O	FPL 2S 1OP	2		11,346.50	22,693	COND	12	12 %	
								F22	O	FPL 2S 2OP	1		15,890.60	15,891	FUNC	0		
								ODS	O	OUT DOOR SHWR-A	1		1,614.80	1,615	ECON	0		
																DEPR	12	% GD 88
																RCNLD	\$1,456,900	