

Key: 1444

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.578

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RIDDELL NOMINEE TRUST UDT RIDDELL ROBERT & KATHLEEN D TRSTES 18 AVALON POINT RD CHATHAM, MA 02633				12L-15B-L3				18 AVALON POINT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RIDDELL NOMINEE TRUST UDT				03/10/2000	A	1	12876-198				
RIDDELL ROBERT D & KATHLEEN				09/25/1997	QS	480,000	10970-259				
AVALON PT NOM TRUST				06/22/1989	A	1	6781-206				

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	%
23-299	04/04/2023	11	Window Rplc	22,034				0
19-797	11/08/2019	11	Window Rplc	7,942	02/11/2020	TCK	100	100
17-436	07/07/2017	10	Reroof	19,700	07/17/2018	NF	100	100
		99	n/a		07/05/2016	WFF	100	100
	04/06/2007	50	Meas & List			RRC	100	100

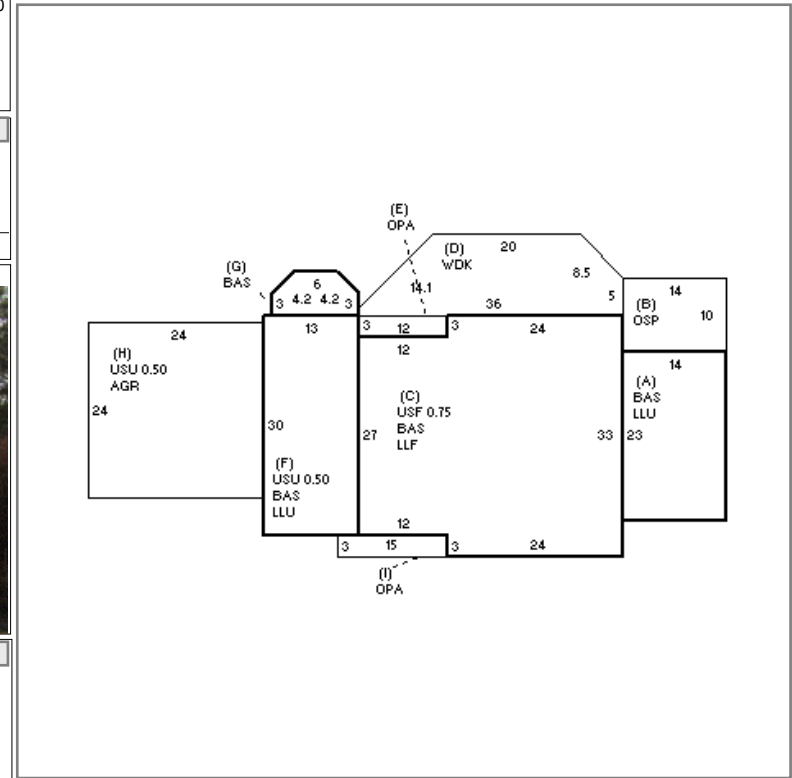
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NC	1.00	100	2,382,250	1.00	100	1.00	CFC	6.50	2,187,560
300	A	0.003	NC	1.00	100	124,800	1.00	100	1.00	CFC	6.50	370

TOTAL	40,100 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE CROWS POND FRONT				LAND	2,187,900	1,823,200
Inf1	100		BUILDING	1,231,100	1,120,200			
Inf2	100		DETACHED	114,600	114,300			
			OTHER	0	0			
						<b>TOTAL</b>	<b>3,533,600</b>	<b>3,057,700</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
STR	A	1.00	10 0.90 BP02-330 TIM	2002	243	30.00	6,600
DCK	A	1.00	10 0.90 3X130		1	120,036.00	108,000



BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	
STYLE	4	1.00	CAPE [100%]	
QUALITY	G	1.55	GOOD [100%]	
FRAME	1	1.00	WOOD FRAME [100%]	
				REVIEW 3/6/2020 MR



YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,578,367
NET AREA	2,728	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	LLU	N	LOWER LEVEL UN	712		196.69	140,043		
\$NLA(RCN)	\$579	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	OSP	N	OPEN SCR PORCH	140		122.14	17,100		
				ROOF SHAPE	1	GABLE	1.00	C	LLF	N	LOWER LEVEL FIN	1,116		256.90	286,702		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	USF	L	UP-STRY FIN	837	1998	296.21	247,929		
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	328		90.52	29,690		
				INT. FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	81		117.95	9,554		
				HEATING/COOL	9	WARM/COOL AIR	1.03	+	USU	N	UPPER STORY UNF	483		177.87	85,909		
				FUEL SOURCE	2	GAS	1.00	+	BAS	L	BAS AREA	1,891	1998	349.09	660,123		
								H	AGR	N	ATTACHED GARAGE	576		119.61	68,896		
									F21	O	FPL 2S 1OP	1		16,082.80	16,083		
									GEN	O	GENERATOR	1		0.00			
									ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1998 / 24
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78

RCNLD	\$1,231,100
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