

Key: 2150

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.326

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RIDICK CHRISTOPHER J 6 WHEELER RD LINCOLN, MA 01773-3021				14A2-14-D33				320 STAGE ISLAND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RIDICK CHRISTOPHER J				11/05/2019	QS	1,125,000	(221020)				
DETWILER BETSEY L				07/19/2006	A	10	(180640)				
DETWILER ROBERT R & BETSE				05/01/1974	QS	1	416-74				

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	%
22-027	01/10/2022	3	Renovations	25,904	02/07/2023	NF	100	100
21-995	10/27/2021	77	SOLAR PANELS	8,580			100	100
12-603	12/19/2012	11	Window Rplc	7,000	07/10/2013	SF	100	100
	03/01/2004	50	Meas & List			RRC	100	100
03-069	02/12/2003	10	Reroof	7,000			100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	MOR 1.00	95	0.95	100	1.00	1.00	1.00	WV8	3.20	1,023,100
300	A	0.001	MOR 1.00	95	0.95	100	1.00	1.00	1.00	WV8	3.20	60

TOTAL	40,038 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MORRIS ISLAND	NOTE	INF1=WET		LAND	1,023,200	852,600	
Inf1	95		BUILDING	480,100	447,200			
Inf2	100		DETACHED	1,400	0			
			OTHER	0	0			
					TOTAL	1,504,700	1,299,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	10 0.90 10X12		120	13.29	1,400	02/07/2023



BLDG COMMENTS	LLF=2BR/BATH
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BUILDING	CD	ADJ	DESC	MEASURE	11/28/2018	APK
MODEL	1		RESIDENTIAL	LIST	11/28/2018	EST
STYLE	8	0.95	CONTEMPORARY [100%]	REVIEW	3/10/2023	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,732	DETAIL ADJ	0.950	FOUNDATION	4	FLR & WALL	1.00	+	LLF	N	LOWER LEVEL FIN	961		195.93	188,286
\$NLA(RCN)	\$402	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	961	1972	266.23	255,850
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	771	1972	225.91	174,174
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	WDK	N	WOOD DECK	432		70.08	30,275
				FLOOR COVER	1	HARDWOOD	1.00		F31	O	FPL 3ST 1OP	1		27,915.60	27,916
				INT. FINISH	2	DRYWALL	1.00		GFP	O	GAS LOG/FP/E FP	1		7,466.40	7,466
				HEATING/COOL	2	HOT WATER	1.00		ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	695,771
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$480,100

