

Key: 3884

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.244

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|---|--|------------|----|----------------|--------------|
| NANCY A WATSON REV TRUST WATSON NANCY A TRUSTEE 36 HYBRID DR CRANSTON, RI 02920-5807 | | 16E-17A-B9 | | 70 BAY LN | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| NANCY A WATSON REV TRUST | | 08/01/2005 | A | 1 (177496) | |
| WATSON ARTHUR A | | 04/15/1977 | QS | 68,000 (70225) | |

| 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 % |
| P2003094 | 03/02/2004 | 50 | Meas & List | | | RRC | 100 100 |
| 01-037 | 06/04/2003 | 99 | n/a | | | | 100 100 |
| 00-466 | 01/18/2001 | 3 | Renovations | 45,000 | | | 100 100 |
| 97-314 | 10/01/2000 | 3 | Renovations | 4,175 | | | 100 100 |
| | 08/01/1997 | 3 | Renovations | 6,000 | | | 100 100 |

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|-----------|------|------|-----|------|------------|-----------|
| 100 | S | 16,534 | CH | 1.00 | 1.00 | 2,748,750 | 2.09 | 1.00 | W10 | 7.50 | | 2,175,880 |

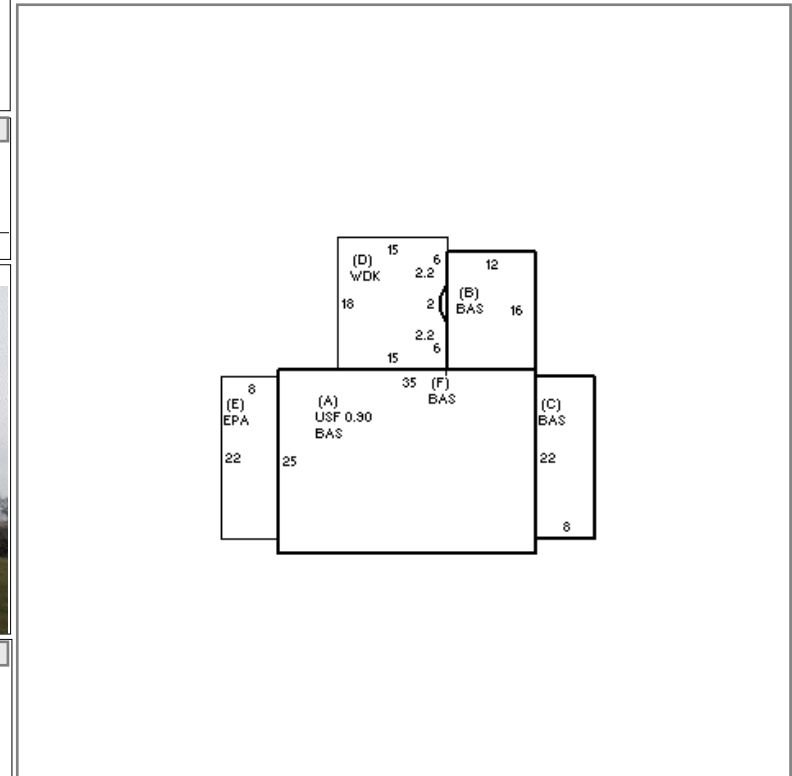
| TOTAL | 16,534 SF | ZONING | R40 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-----------|------------------|-----------|---------|---------|--------------|------------------|------------------|
| Nbhd | CHATHAM | N O T E | SI Ocn Wv | | | LAND | 2,175,900 | 1,813,100 |
| Inf1 | 100 | | LAND | 526,400 | 479,000 | | | |
| Inf2 | 100 | | DETACHED | 15,000 | 14,300 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 2,717,300 | 2,306,400 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|--------|
| DGF | A | 1.00 | 30 0.70 20X24 | 1981 | 480 | 44.54 | 15,000 |



| BUILDING | CD | ADJ | DESC | MEASURE | 2/24/2022 | NF |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 2/24/2022 | EST |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW | 3/9/2022 | EMZ |
| QUALITY | + | 1.20 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1932 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ |
|------------|-------|------------|-------|--------------|----|----------------|------|
| NET AREA | 2,035 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 |
| \$NLA(RCN) | \$332 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 |
| | | | | FLOOR COVER | 14 | HARDWD/ASPH TL | 1.00 |
| | | | | INT. FINISH | 21 | DRYWLI/PLASTR | 1.00 |
| | | | | HEATING/COOL | 2 | HOT WATER | 1.00 |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 |



| BLDG COMMENTS | |
|---------------|--|
|---------------|--|

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 674,928 |
|---|-----|---|-----------------|-------|------|-----------|---------|-------------------|------------|
| + | BAS | L | BAS AREA | 1,247 | 1932 | 292.65 | 364,938 | CONDITION ELEM CD | |
| A | USF | L | UP-STRY FIN | 788 | 1932 | 248.33 | 195,680 | EXTERIOR | A |
| D | WDK | N | WOOD DECK | 266 | | 70.08 | 18,641 | INTERIOR | G |
| E | EPA | N | ENCL PORCH | 176 | | 160.44 | 28,237 | KITCHEN | G |
| | BMU | N | BSMT UNFINISHED | 437 | | 108.58 | 47,448 | BATHS | G |
| | F21 | O | FPL 2S 1OP | 1 | | 12,451.20 | 12,451 | HEAT | U |
| | ODS | O | OUT DOOR SHWR-A | 1 | | 1,772.40 | 1,772 | ELECT | U |
| | | | | | | | | EFF.YR/AGE | 1997 / 25 |
| | | | | | | | | COND | 22 22 % |
| | | | | | | | | FUNC | 0 |
| | | | | | | | | ECON | 0 |
| | | | | | | | | DEPR | 22 % GD 78 |
| | | | | | | | | RCNLD | \$526,400 |