

Key: 5192

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.640

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MATTHEW RIPA TRUST RIPA MATTHEW J TRUSTEE PO BOX 341 S CHATHAM, MA 02659-0341				4E-31-T21				53 COMMERCE PARK SO			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MATTHEW RIPA TRUST				11/21/2019	A	1 32483-323		1 32483-323			
RIPA MATTHEW J				01/25/1994	QS	110,000		9019-280			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3320	100	AUTO REPAIR				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1992228	03/04/2021	72	I&E				100	100
	05/19/2009	62	-			CE	100	100
	11/30/1992	99	n/a				100	100

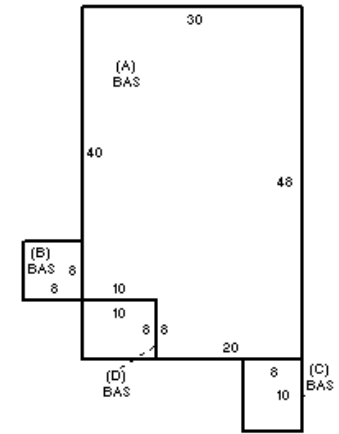
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	14,000	CI	1.00	100	1.00	100	1.00	1.00	1.00		303,740

TOTAL	14,000 SF	ZONING	I	FRNT	161	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	NOTE				LAND	303,700	276,100
Infl1	100		LAND	128,200	106,800			
Infl2	100		BUILDING	10,700	10,200			
			OTHER	0	0			
						TOTAL	442,600	393,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	M	0.60	30 0.70 14X24 PL	1984	336	6.47	1,500
C06	A	1.00	70 0.30	1988	460	17.40	2,400
APV	A	1.00	70 0.30	2000	11,000	2.00	6,600
SN2	A	1.00	20 0.80 1X3		3	70.60	200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	5		CIM	
STYLE	52	1.15	SERVICE GARAGE [100%]	LIST
QUALITY	A	1.00	AVERAGE [100%]	REVIEW
FRAME	4	0.98	METAL [100%]	11/6/2012 DF

BLDG COMMENTS
MATTS AUTOMOTIVE

YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,584	DETAIL ADJ	1.070	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	1,440	1980	134.91	194,272
\$NLA(RCN)	\$135	OVERALL	1.100	EXT. COVER	19	PREFAB METAL	1.00	+	BAS	L	BASE AREA	144	1980	134.91	19,427
CAPACITY				ROOF SHAPE	1	GABLE	1.00								
STORIES	1	ADJ	1.00	ROOF COVER	10	METAL	1.00								
% HEATED	100		1.00	FLOOR COVER	9	CONCRETE	0.95								
% AIR COND	0		1.00	INT. FINISH	2	DRYWALL	1.00								
% SPRINKLER	0		1.00	HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	213,699
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	1973 / 49
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$128,200