**Key: 6016**

# Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.493

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| LINNELL SAMUEL<br>48A CROWELL RD<br>CHATHAM, MA 02633 | 6F-26-M32 | 207 SAM RYDER RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| LINNELL SAMUEL | 12/01/2021 | QS | 530,000 | (228419) |
| ABNER YVONNE | 03/29/1974 | QS | 28,900 | (61403) |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

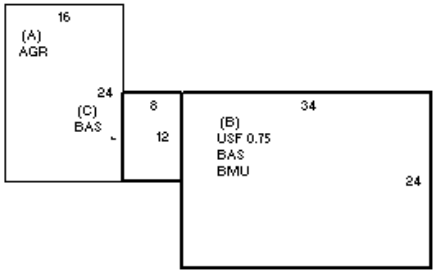
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 23-138 | 03/23/2023 | 14 | DECK | 15,000 | | | 0 | 0 |
| | | 61 | Inspect/Revi | | 05/20/2021 | CC | 100 | 100 |
| | 02/17/2009 | 50 | Meas & List | | | RRC | 100 | 100 |
| 89-310 | 09/05/1989 | 2 | Additions | 9,400 | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 12,610 | MC 1.00 | 100 1.00 | 100 1.00 | 366,500 | 2.63 | 100 1.00 | MR2 1.00 | | | 278,650 |

| TOTAL | 12,610 SF | ZONING | R30 | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | MID CHATHAM | NOTE | | | |
| Infl1 | 100 | | | | |
| Infl2 | 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 278,700 | 197,400 |
| BUILDING | 334,400 | 304,300 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **613,100** | **501,700** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 04/01/2022

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.00 | CAPE [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 9/19/2019 | NF |
|---|---|---|
| LIST | 5/20/2021 | CC |
| REVIEW | 5/20/2021 | CC |

| YEAR BLT | 1973 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,524 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $313 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| FULL BATHS | 2 | 1.00 |
| 1/2 BATHS | 0 | 1.00 |
| FIXTURES | 6 | $4,800 |
| UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | FLR & WALL | 1.00 |
| EXT. COVER | 1 | WOOD SHINGLE | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 |
| FLOOR COVER | 2 | SOFTWOOD | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 5 | ELECTRIC BB | 1.00 |
| FUEL SOURCE | 3 | ELECTRIC | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | AGR | N | ATTACHED GARAGE | 384 | | 80.91 | 31,069 |
| B | BMU | N | BSMT UNFINISHED | 816 | | 76.14 | 62,132 |
| B | USF | L | UP-STRY FIN | 612 | 1973 | 218.92 | 133,980 |
| + | BAS | L | BAS AREA | 912 | 1973 | 258.00 | 235,297 |
| | F21 | O | FPL 2S 1OP | 1 | | 10,376.00 | 10,376 |

| TOTAL RCN | 477,654 |
|---|---|

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

| EFF.YR/AGE | 1973 / 49 | |
|---|---|---|
| COND | 30 | 30 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 30 | % GD 70 |
| RCNLD | | $334,400 |