**Key: 6155**

# Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6,611

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| THE H TRAVIS LEE 2018 LIVING TRUST<br>LEE H TRAVIS TRUSTEE<br>345 RIVERVIEW DR<br>CHATHAM, MA 02633 | 6I-61-C70 | 345 RIVERVIEW DR |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| THE H TRAVIS LEE 2018 LIV | 11/14/2018 | A | 1 | (217858) |
| LEE H TRAVIS | 01/26/2017 | QS | 925,000 | (211957) |
| RIVERVIEW REALTY TRUST | 10/01/2010 | O | 620,000 | (192577) |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| | 06/23/2017 | 98 | SALES QUESTI | | | | 0 | 0 |
| 11-050 | 02/08/2011 | 3 | Renovations | 150,000 | 06/18/2013 | SF | 100 | 100 |
| | 02/18/2009 | 50 | Meas & List | | | RRC | 100 | 100 |
| 1998181 | 08/31/1998 | 99 | n/a | | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | | Infl1 | | Infl2 | | ADJ BASE | SAF | Infl3 | | Lpi | | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 40,000 | MC | 1.00 | 100 | 1.00 | 100 | 1.00 | 476,450 | 1.00 | 100 | 1.00 | RV1 | 1.30 | | | 437,510 |
| 300 | A | 0.041 | MC | 1.00 | 80 | 0.80 | 100 | 1.00 | 19,968 | 1.00 | 100 | 1.00 | RV1 | 1.30 | | | 820 |

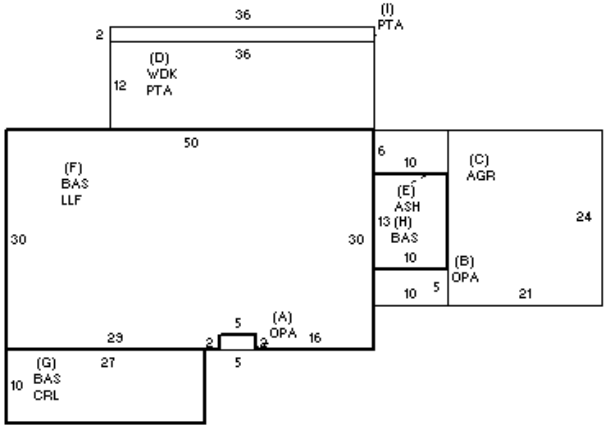
| TOTAL | 41,780 SF | ZONING | R60 | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | MID CHATHAM | NOTE | Infl = Power Line Easement - MIN OBSTR VIEW | | |
| Infl1 | 100 | | | | |
| Infl2 | 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 438,300 | 365,300 |
| BUILDING | 780,800 | 718,100 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **1,219,100** | **1,083,400** |

## DETACHED

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

PHOTO 06/18/2013




BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 0.85 | RANCH [100%] |
| QUALITY | + | 1.20 | PLUS AVE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 5/12/2016 | APK |
| LIST | | |
| REVIEW | 5/12/2016 | APK |

| | | | |
|---|---|---|---|
| YEAR BLT | 1968 | SIZE ADJ | 1.000 |
| NET AREA | 1,890 | DETAIL ADJ | 0.875 |
| $NLA(RCN) | $444 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| FULL BATHS | 3 | 1.00 |
| 1/2 BATHS | 0 | 1.00 |
| FIXTURES | 9 | $7,560 |
| 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 | 1 | HARDWOOD | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 9 | WARM/COOL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | OPA | N | OPEN PORCH | 60 | | 91.32 | 5,479 |
| C | AGR | N | ATTACHED GARAGE | 504 | | 93.85 | 47,303 |
| + | PTA | N | PATIO/STOOP | 504 | | 21.48 | 10,826 |
| D | WDK | N | WOOD DECK | 432 | | 70.08 | 30,275 |
| E | ASH | N | ATT SHED | 60 | | 72.72 | 4,363 |
| F | LLF | N | LOWER LEVEL FIN | 1,490 | | 175.59 | 261,624 |
| G | CRL | N | CRAWL SPACE | 270 | | 32.29 | 8,719 |
| + | BAS | L | BAS AREA | 1,890 | 1968 | 238.59 | 450,942 |
| | F12 | O | FPL 1S 2OP | 1 | | 12,451.20 | 12,451 |

| TOTAL RCN | 839,543 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | V |
| INTERIOR | V |
| KITCHEN | V |
| BATHS | V |
| HEAT | U |
| ELECT | U |

| EFF.YR/AGE | 2015 / 7 | | |
|---|---|---|---|
| COND | 7 7 % | | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 7 | % GD | 93 |
| RCNLD | $780,800 | | |