

Key: 6393

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.860

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BARBARA A NICKERSON FAM IRREV TRUST POWER PHILLIS NICKERSON ET ALL 306 SAM RYDER RD W CHATHAM, MA 02669				7G-22-M90				306 SAM RYDER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BARBARA A NICKERSON FAM I NICKERSON BARBARA A				02/18/2021	A	100 (225374)					
				04/30/1987	QS	125,000 (110644)					

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	%
18-619	08/10/2018	3	Renovations	1,800	02/14/2019	TCK	100	100
17-506	08/08/2017	3	Renovations		07/10/2018	NF	100	100
	02/20/2009	50	Meas & List			RRC	100	100
95-342	09/01/1995	2	Additions	3,500			100	100


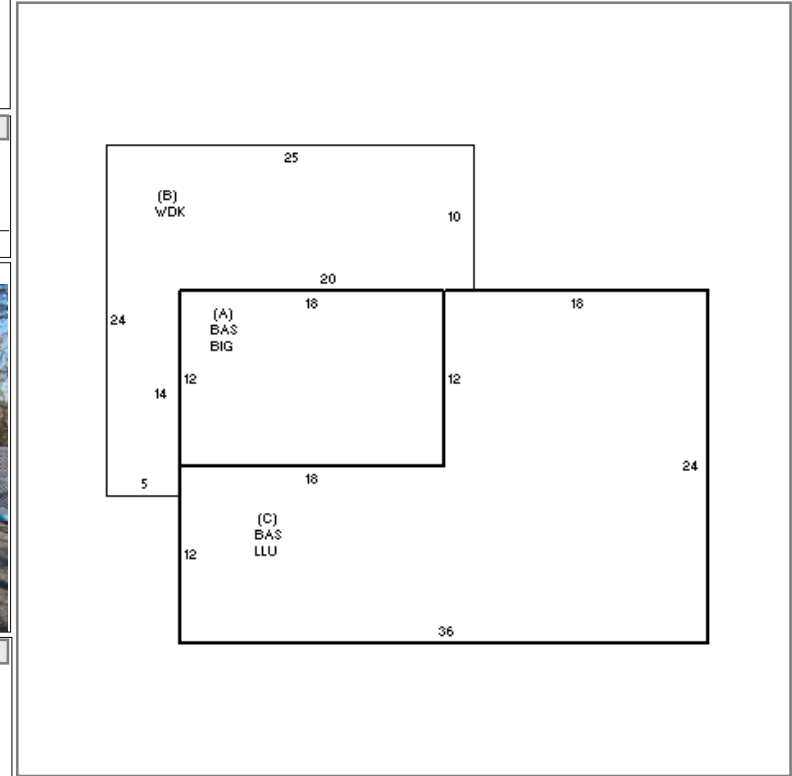
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,663	MC	1.00	100	1.00	100	1.00	MR2	1.00		311,120

TOTAL	25,663 SF	ZONING	R30	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE			LAND	311,100	220,400	
Inf1	100		BUILDING	229,000	208,300			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
		TOTAL				540,100	428,700	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								01/31/2020

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/31/2020	TCK
MODEL	1		RESIDENTIAL	LIST	1/31/2020	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	2/20/2020	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	327,132														
NET AREA	864	DETAIL ADJ	0.875	FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	216		89.70	19,375																
\$NLA(RCN)	\$379	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	864	1973	226.19	195,430																
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	320		58.40	18,688																
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	LLU	N	LOWER LEVEL UN	648		127.45	82,585																
				FLOOR COVER	3	W/W CARPET	1.00		F11	O	FPL 1S 1OP	1		7,477.00	7,477																
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477																
				HEATING/COOL	9	WARM/COOL AIR	1.03																								
				FUEL SOURCE	2	GAS	1.00																								
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