

Key: 6394

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.861

LEGAL

LAND

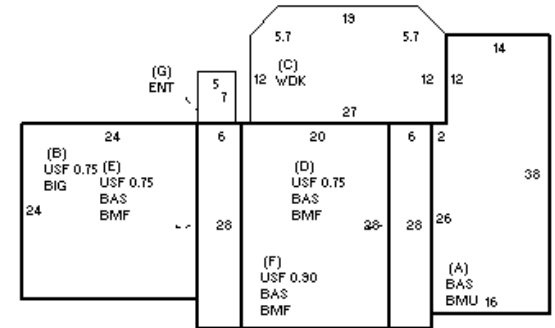
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|---|----------|------|------------|------|------------|--------------|------------------|-----|------|------------|-----------|
| KEENAN ANDREW & ANNE 303 WOODLAND WAY N CHATHAM, MA 02650 | | | | 7G-23-M89 | | | | 268 SAM RYDER RD | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| KEENAN ANDREW & ANNE | | | | 04/29/2020 | H | 490,000 | (222384) | | | | | |
| LYON BERT R & CHERYL D | | | | 07/31/2000 | QS | 367,500 | (158547) | | | | | |
| TICKNOR, MATILDA | | | | 12/03/1997 | 99 | 46,000 | (146737) | | | | | |
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 40,000 | MC | 1.00 | 100 | 1.00 | 100 | 1.00 | MR2 | 1.00 | | 336,550 |
| 300 | A | 0.011 | MC | 1.00 | 100 | 1.00 | 100 | 1.00 | MR2 | 1.00 | | 210 |

| 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 | % |
| 22-935 | 11/28/2022 | 4 | Outbuildings | 5,000 | 04/25/2023 | NF | 0 | 0 |
| 20-353 | 01/05/2021 | 3 | Renovations | 25,000 | 03/28/2022 | TCK | 100 | 100 |
| | 02/20/2009 | 50 | Meas & List | | | RRC | 100 | 100 |
| 97-457 | 12/01/1997 | 1 | New Construc | 150,000 | | | 100 | 100 |

| TOTAL | 40,473 SF | ZONING | R30 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------------|-------------|--------|----------|---------|---------|------------------|------------------|----------|
| Nbhd | MID CHATHAM | NOTE | | | | LAND | 336,800 | 238,500 |
| Inf1 | 100 | | BUILDING | 941,300 | 856,800 | | | |
| Inf2 | 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | | | | 1,278,100 | 1,095,300 | |

DETACHED

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



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 1/31/2020 | TCK |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 1/31/2020 | EST |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW | 5/9/2023 | EMZ |
| QUALITY | + | 1.20 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS
 BMF=FAM RM/BATH
 INTERIOR ESTIMATED PER PLANS (5/4/22)

G

| YEAR BLT | 1998 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,023,181 | |
|------------|-------|------------|-------|--------------|----|----------------|------|---|-----|-----|-----------------|-----------------|------|------------|-----------|----------------|-----------|--|
| NET AREA | 2,668 | DETAIL ADJ | 1.050 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 584 | | 101.14 | 59,068 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$384 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | + | BAS | L | BAS AREA | 1,480 | 1998 | 294.57 | 435,971 | EXTERIOR | A | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | BIG | N | BUILT-IN GARAGE | 576 | | 92.60 | 53,339 | INTERIOR | G | |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | + | USF | L | UP-STRY FIN | 1,188 | 1998 | 249.96 | 296,948 | KITCHEN | G | |
| | | | | FLOOR COVER | 14 | HARDWD/ASPH TL | 1.00 | C | WDK | N | WOOD DECK | 416 | | 70.08 | 29,153 | BATHS | G | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | + | BMF | N | BSMT FINISH-SEP | 896 | | 130.32 | 116,767 | HEAT | U | |
| | | | | HEATING/COOL | 11 | HT-WT/COOL AIR | 1.05 | G | ENT | N | ENCL ENTRY | 35 | | 160.46 | 5,616 | ELECT | U | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 12,451.20 | 12,451 | | | |
| | | | | | | | | | | ODS | O | OUT DOOR SHWR-A | 1 | | 1,772.40 | 1,772 | | |
| | | | | | | | | | | | | | | EFF.YR/AGE | 2014 / 8 | | | |
| | | | | | | | | | | | | | | COND | 8 8 % | | | |
| | | | | | | | | | | | | | | FUNC | 0 | | | |
| | | | | | | | | | | | | | | ECON | 0 | | | |
| | | | | | | | | | | | | | | DEPR | 8 % GD 92 | | | |
| | | | | | | | | | | | | | | RCNLD | \$941,300 | | | |