

Key: 6430

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.900

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GAUDET RALPH E & ELLEN A 258 SAM RYDER RD CHATHAM, MA 02633				7G-61-M41				258 SAM RYDER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GAUDET RALPH E & ELLEN A				04/25/2016	QS	365,000	(209323)				
ROBERTS WAYNE MARSHALL				02/16/2016	A	1	(208769)				
MARJORIE ROBERTS BAMMAN R				02/10/2016	A	1	(36270)				

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	%
19-748	10/29/2019	12	INSULATION	5,000	04/26/2021	TCK	100	100
	07/05/2016	98	SALES QUESTI			RRC	100	100
	02/20/2009	50	Meas & List				100	100

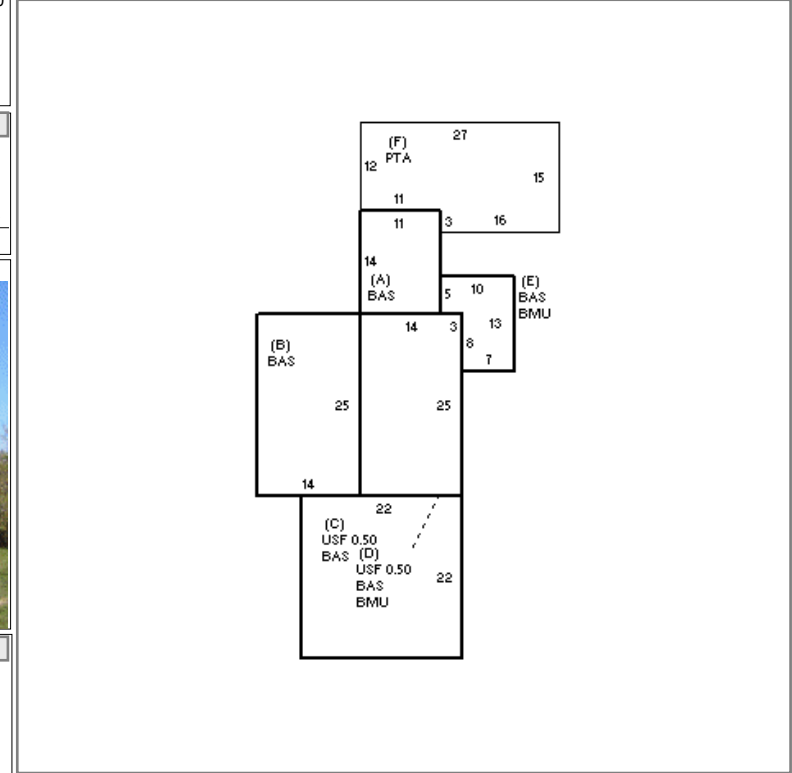
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	MC	1.00	100	1.00	100	1.00	MR2	1.00		336,550
300	A	0.061	MC	1.00	100	1.00	100	1.00	MR2	1.00		1,170

TOTAL	42,651 SF	ZONING	R30	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	337,700	239,200
Inf1	100		BUILDING	344,800	302,600			
Inf2	100		DETACHED	13,900	13,100			
			OTHER	0	0			
						TOTAL	696,400	554,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUL	A	1.00	60 0.40 18X36	1981	648	50.00	13,000
SHF	A	1.00	40 0.60 9X12	1981	108	13.71	900



BLDG COMMENTS
NO WORKING FIREPLACE, HEATED BY PROPANE GAS STOVE



BUILDING	CD	ADJ	DESC	MEASURE	1/29/2020	TCK
MODEL	1		RESIDENTIAL	LIST	1/29/2020	EST
STYLE	18	1.30	RENO'D ANTIQUE [100%]	REVIEW	7/1/2021	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1904	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,861	DETAIL ADJ	1.210	FOUNDATION	3	FOUND WALL	1.00	+	BAS	L	BAS AREA	1,444	1904	299.97	433,163
\$NLA(RCN)	\$319	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	417	1904	254.54	106,142
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	456		90.48	41,259
				ROOF COVER	1	ASPH/CMP SHIN	1.00	F	PTA	N	PATIO/STOOP	372		17.90	6,659
				FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477
				INT. FINISH	6	MINIMUM	0.95								
				HEATING/COOL	6	GRAVITY	0.98								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	594,508
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	F
BATHS	F
HEAT	O
ELECT	O
EFF.YR/AGE	1965 / 57
COND	42 42 %
FUNC	0
ECON	0
DEPR	42 % GD 58
RCNLD	\$344,800