Key: 6548

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7,020

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BOLAND JAMES P 70 PARK ST #16 BROOKLINE, MA 02446-6300	7I-69-C77	253 RIVERVIEW DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BOLAND JAMES P	05/01/1982	QS	64,600	(92486)

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	%
	02/09/2009	50	Meas & List			RRC	100	100
00-286	06/01/2000	10	Reroof	7,000			100	100
93-181	01/01/1993	14	DECK	2,200			100	100
1980081	07/28/1980	99	n/a				100	100
92-437		3	Renovations	2,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,792	MC 1.00	100 1.00	100 1.00	366,500	1.48	100 1.00	R03 1.00			309,340

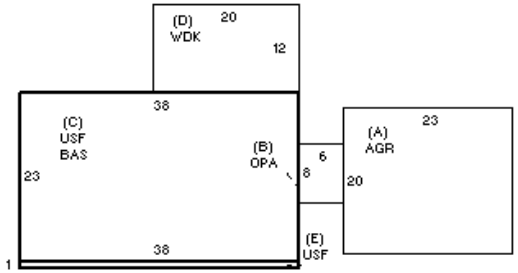
TOTAL	24,792 SF	ZONING	R60	FRNT	0
Nbhd	MID CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	309,300	257,800
BUILDING	346,100	319,300
DETACHED	0	0
OTHER	0	0
TOTAL	**655,400**	**577,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/27/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/27/2019	TCK
LIST	12/27/2019	EST
REVIEW	1/10/2020	MR

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	1,786	DETAIL ADJ	1.000
$NLA(RCN)	$269	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	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	34	CARPET/ASPH TL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATTACHED GARAGE	460		79.08	36,378
B	OPA	N	OPEN PORCH	48		76.10	3,653
C	BAS	L	BAS AREA	874	1980	249.68	218,219
D	WDK	N	WOOD DECK	240		58.40	14,016
+	USF	L	UP-STRY FIN	912	1980	211.86	193,216
	F21	O	FPL 2S 1OP	1		10,376.00	10,376

TOTAL RCN	480,658

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

EFF.YR/AGE	1977 / 45	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$346,100