**Key: 6556**

# Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7,028

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **DEMOS PETER G & CYNTHIA A & GEORGE A**<br>**447 MAIN ST**<br>**CHATHAM, MA 02633** | **7J-1-C67** | **393 RIVERVIEW DR** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| DEMOS PETER G & CYNTHIA A | 05/09/2016 | QS | 700,000 | (209464) |
| TORRES RAFAEL R & KIM S | 04/30/1993 | QS | 229,000 | (129964) |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| | 06/27/2016 | 98 | SALES QUESTI | | | | 0 | 0 |
| | 02/09/2009 | 50 | Meas & List | | | RRC | 100 | 100 |
| 1993312 | 12/29/1993 | 99 | n/a | | | | 100 | 100 |
| 89-164 | 05/04/1989 | 99 | n/a | 19,500 | | | 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 | 586,400 | 1.00 | 100 | 1.00 | RV2 | 1.60 | | | 538,480 |
| 300 | A | 0.071 | MC | 1.00 | 100 | 1.00 | 100 | 1.00 | 30,720 | 1.00 | 100 | 1.00 | RV2 | 1.60 | | | 2,180 |

| TOTAL | 43,087 SF | ZONING | R60 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | MID CHATHAM |
| Infl1 | 100 |
| Infl2 | 100 |

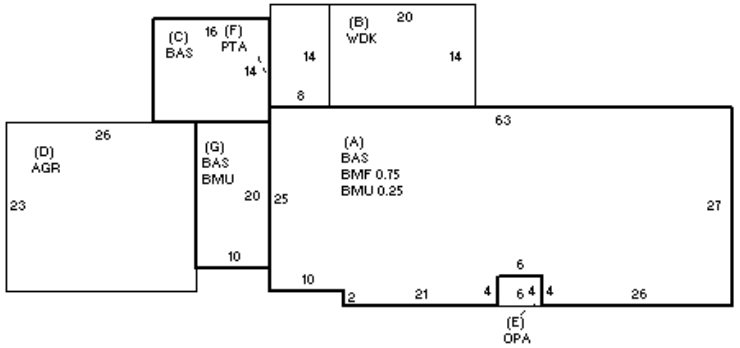
NOTE: conservation area
RIVERFRONT PTL VIEW OBSTR. Granted access to lots 82 & 97 beach/pond access.

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 540,700 | 450,500 |
| BUILDING | 600,600 | 554,400 |
| DETACHED | 1,900 | 1,800 |
| OTHER | 0 | 0 |
| TOTAL | **1,143,200** | **1,006,700** |

## DETACHED

| TY | QUAL | | COND | | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|---|---|
| SHF | A | 1.00 | 20 | 0.80 | 8X8 | | 64 | 16.25 | 800 |
| SHF | A | 1.00 | 20 | 0.80 | 8X12 | | 96 | 14.26 | 1,100 |

PHOTO 01/02/2020




## 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 | 1/2/2020 | TCK |
|---|---|---|
| LIST | 1/2/2020 | EST |
| REVIEW | 1/10/2020 | MR |

BLDG COMMENTS
BMF=FMRM,BDRM,OFFICE F.BATH

| YEAR BLT | 1966 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 2,081 | DETAIL ADJ | 0.875 |
| $NLA(RCN) | $412 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| FULL BATHS | 3 | 1.00 |
| 1/2 BATHS | 0 | 1.00 |
| FIXTURES | 10 | $8,400 |
| 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 | 31 | CARPET/HARDWD | 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 |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 614 | | 99.47 | 61,076 |
| A | BMF | N | BSMT FINISH-SEP | 1,243 | | 130.32 | 161,988 |
| B | WDK | N | WOOD DECK | 280 | | 70.08 | 19,622 |
| + | BAS | L | BAS AREA | 2,081 | 1966 | 255.01 | 530,680 |
| D | AGR | N | ATTACHED GARAGE | 598 | | 92.29 | 55,189 |
| E | OPA | N | OPEN PORCH | 24 | | 91.30 | 2,191 |
| F | PTA | N | PATIO/STOOP | 112 | | 21.48 | 2,406 |
| | F11 | O | FPL 1S 1OP | 1 | | 8,972.40 | 8,972 |
| | GFP | O | GAS LOG/FP/E FP | 1 | | 7,466.40 | 7,466 |

| TOTAL RCN | 857,992 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1973 / 49 | |
|---|---|---|
| COND | 30 | 30 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 30 | % GD 70 |
| RCNLD | | $600,600 |