

Key: 6601

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.073

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LANCTOT JEFFREY P & MARY M 457 RIVERVIEW DR CHATHAM, MA 02633				7J-5-C63				457 RIVERVIEW DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LANCTOT JEFFREY P & MARY				01/31/2005	QS	675,000	(175790)				
HAMILTON MADELYN HEIRS				03/05/1999	A	1	(152229)				
HAMILTON				10/24/1980	QS	135,000	(83348)				

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	%
21-401	07/07/2020	12	INSULATION	1,800	04/22/2001	TCK	100	100
14-438	07/24/2014	3	Renovations	800	05/11/2015	MW	100	100
	02/08/2007	50	Meas & List			RRC	100	100
06-604	11/14/2006	9	Foundation	5,000	02/08/2007		100	100
	01/10/2006	50	Meas & List			JB	100	100

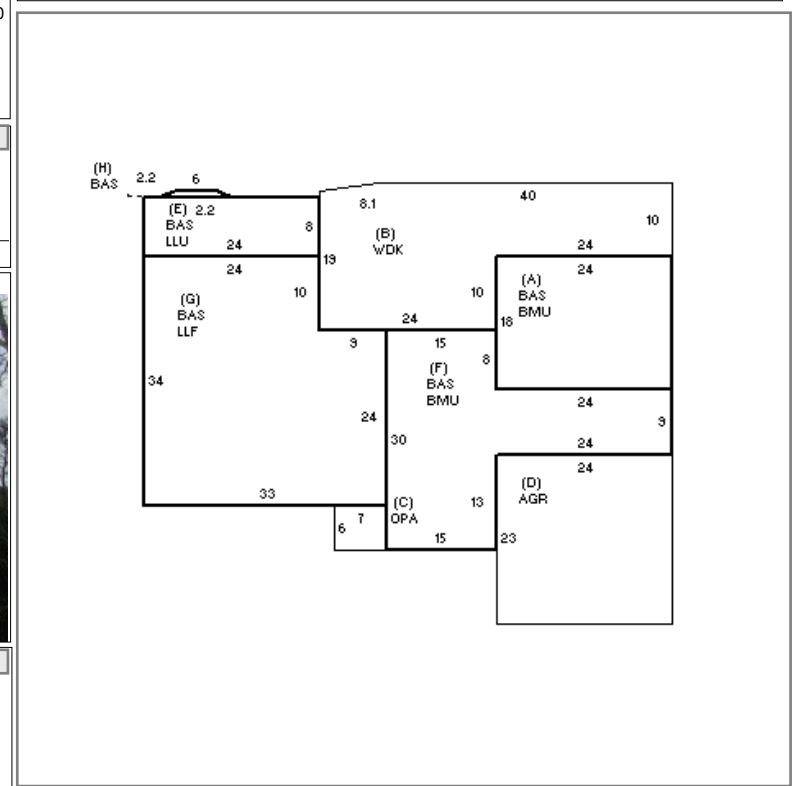
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	MC	1.00	100	1.00	100	1.00	1.00	RV1	1.30	437,510
300	A	0.051	MC	1.00	100	1.00	100	1.00	1.00	RV1	1.30	1,270

TOTAL	42,216 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	N O T E	Abuts Conservation Area/Abuts Conservation Area STEEP ACCESS PTL VIEW OBSTR			LAND	438,800	365,600
Inf1	100		BUILDING	564,400	529,200			
Inf2	100		DETACHED	1,000	900			
			OTHER	0	0			
						TOTAL	1,004,200	895,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X12		96	14.26	1,000



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	1/2/2020	TCK
MODEL	1		RESIDENTIAL	LIST	1/2/2020	TCK
STYLE	1	0.85	RANCH [100%]	REVIEW	6/30/2021	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,330	DETAIL ADJ	0.875	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,098		70.92	77,873
\$NLA(RCN)	\$351	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	WDK	N	WOOD DECK	716		58.40	41,814
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	42		76.10	3,196
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	AGR	N	ATTACHED GARAGE	552		77.52	42,789
				FLOOR COVER	13	HARDWD/CARPET	1.00	E	LLU	N	LOWER LEVEL UN	192		111.41	21,390
				INT. FINISH	2	DRYWALL	1.00	G	LLF	N	LOWER LEVEL FIN	1,032		145.51	150,167
				HEATING/COOL	9	WARM/COOL AIR	1.03	+	BAS	L	BAS AREA	2,330	1967	197.72	460,699
				FUEL SOURCE	2	GAS	1.00	F11	O	FPL 1S 1OP	1		7,477.00	7,477	
								GFP	O	GAS LOG/FP/E FP	1		6,222.00	6,222	
								ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477	

TOTAL RCN	818,004
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1972 / 50
COND	31 31%
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$564,400