

Key: 6919

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.397

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TYNOAH LLC PO BOX 517 N CHATHAM, MA 02650-0517				8E-50-25				136 GEORGE RYDER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TYNOAH LLC				12/20/2012	QS	282,500	(199082)				
TWITCHELL JOANNE A				01/08/1976	A		(66335)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	51	MULTI-USE RES				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18-567	03/15/2019	72	I&E				100	100
18-340	07/19/2018	99	n/a	25,375	03/13/2019	TCK	100	100
	05/01/2018	99	n/a	7,000	03/13/2019	TCK	100	100
	01/08/2018	72	I&E				100	100
16-820	12/07/2016	1	New Construc	310,000	03/13/2019	TCK	100	100

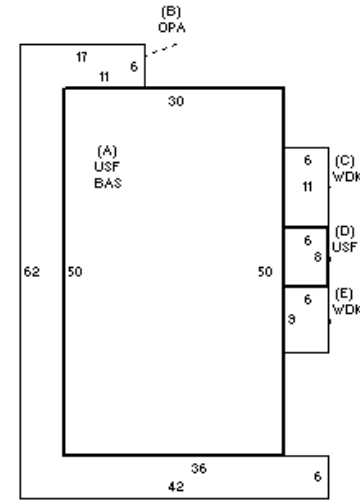
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	41,780	CI	1.00	80 0.80 100 1.00	400,224	1.03	100 1.00	MS4	1.20		393,700

TOTAL	41,780 SF	ZONING	Gb3	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	NOTE				LAND	393,700	357,900
Inf1	80		BUILDING	385,800	351,400			
Inf2	100		DETACHED	41,300	39,300			
			OTHER	229,200	210,400			
						TOTAL	1,050,000	959,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8X10		80	15.24	600
LBN	E	1.80	10 0.90 24X32	2017	768	58.82	40,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/22/2018	PJK
MODEL	5		CIM	LIST		
STYLE	15	1.43	APARTMENTS [51%]	REVIEW	6/6/2019	TD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
NICKERSON TREE LANDSCAPING

YEAR BLT	2017	SIZE ADJ	1.000
NET AREA	3,048	DETAIL ADJ	1.426
\$NLA(RCN)	\$133	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2	1.00
% HEATED		100	1.00
% AIR COND		100	1.03
% SPRINKLER		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUND WALL	1.00	A	BAS	L	BASE AREA	1,500	2017	127.59	191,385
EXT. COVER	4	VINYL	1.00	B	OPA	N	OPEN PORCH	654		22.40	14,650
ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	120		21.40	2,568
ROOF COVER	1	ASPH/CMP SHIN	1.00	+	USF	L	UP-STRY FIN	1,548	2017	127.59	197,509
FLOOR COVER	1	HARDWOOD	1.00								
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOL	11	HOT WT/COOL AIR	1.02								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	406,112
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	2017 / 5
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$385,800

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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	51	MULTI-USE RES				2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

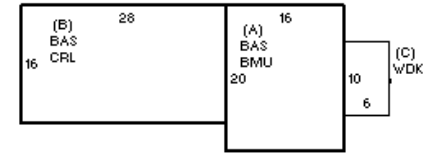
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	179,100	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	0.85	RANCH [100%]	REVIEW	6/6/2019	TD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1948	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	245,298		
NET AREA	768	DETAIL ADJ	0.850	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	320		77.47	24,789	CONDITION ELEM	CD		
\$NLA(RCN)	\$319	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	768	1948	266.46	204,643	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	CRL	N	CRAWL SPACE	448		23.04	10,322	INTERIOR			
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	WDK	N	WOOD DECK	60		58.40	3,504	KITCHEN			
				FLOOR COVER	34	CARPET/ASPH TL	1.00									BATHS			
				INT. FINISH	2	DRYWALL	1.00									HEAT			
				HEATING/COOL	5	ELECTRIC BB	1.00									ELECT			
				FUEL SOURCE	3	ELECTRIC	1.00												
																		EFF.YR/AGE	1983 / 39
																		COND	27 27 %
																		FUNC	0
																		ECON	0
																		DEPR	27 % GD 73
																		RCNLD	\$179,100

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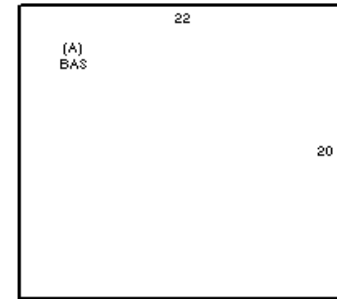
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	50,100	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/15/2019
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	5		CIM	LIST	6/6/2019 TD
STYLE	57	0.89	OFFICE-WHSE [100%]		
QUALITY	-	0.90	MINUS AVE [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	440	DETAIL ADJ	0.691	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	440	1981	156.07	68,669
\$NLA(RCN)	\$156	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00								
				ROOF SHAPE	1	GABLE	1.00								
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				FLOOR COVER	8	PLYWOOD	0.88								
				INT. FINISH	6	MINIMUM	0.95								
				HEATING/COOL	5	ELECTRIC BB	0.98								
				FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	68,669	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
CDN/APP	A	
EFF.YR/AGE	1989 / 33	
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73
RCNLD	\$50,100	