Key: 6992

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7,470

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GRIFFITHS GRACE RIZZOTTO 9 IRVING ST HINGHAM, MA 02043	8G-16-R15	142 INDIAN HILL RD NO

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GRIFFITHS GRACE RIZZOTTO	12/07/1989	A	1	6980-270

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	%
23-681	08/22/2023	12	INSULATION	5,000			0	0
21-584	06/17/2021	99	n/a	2,790			100	100
		8	Cyc. Reinsp.		01/14/2020	TCK	100	100
	02/12/2009	50	Meas & List			RRC	100	100

LAND

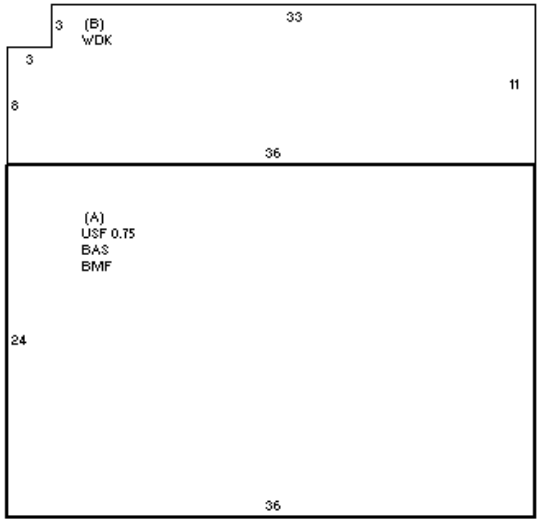
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,625	MC 1.00	100 1.00	100 1.00	366,500	1.24	100 1.00	R03 1.00			320,620

TOTAL	30,625 SF	ZONING	R60	FRNT	0

Nbhd	MID CHATHAM
Infl1	100
Infl2	100

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	320,600	267,200
BUILDING	265,700	241,900
DETACHED	0	0
OTHER	0	0
TOTAL	**586,300**	**509,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/14/2020

BLDG COMMENTS

LLF=BDRM, BTH, LIV RM, KITCHENETTE/NO STOVE

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	1/14/2020	TCK
LIST	1/28/2020	NF
REVIEW	2/25/2020	MR

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,512	DETAIL ADJ	0.980
$NLA(RCN)	$325	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
FULL BATHS	3	1.00
1/2 BATHS	0	1.00
FIXTURES	9	$7,056
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	10	VERT BOARD	0.98
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	13	HARDWD/CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	864		108.60	93,830
A	BAS	L	BAS AREA	864	1965	253.33	218,881
A	USF	L	UP-STRY FIN	648	1965	214.96	139,296
B	WDK	N	WOOD DECK	387		58.40	22,601
	F21	O	FPL 2S 1OP	1		10,376.00	10,376

TOTAL RCN	492,040

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	O
ELECT	O

EFF.YR/AGE	1961 / 61	
COND	46	46 %
FUNC	0	
ECON	0	
DEPR	46	% GD 54
RCNLD		$265,700