Key: 7217

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7,701

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RITTER RAYMOND & SUZANNE NOW 730 RIVERVIEW DR NOM REALTY TR 84 CREELY RD BELMONT, MA 02478	8K-39-C128	730 RIVERVIEW DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
730 RIVERVIEW DR NOM REAL	06/26/2023	A	99	(233270)
RITTER RAYMOND & SUZANNE	03/04/2022	QS	915,000	(229318)
GORRIGAN LIVING TRUST	08/26/2011	A	1	(195048)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

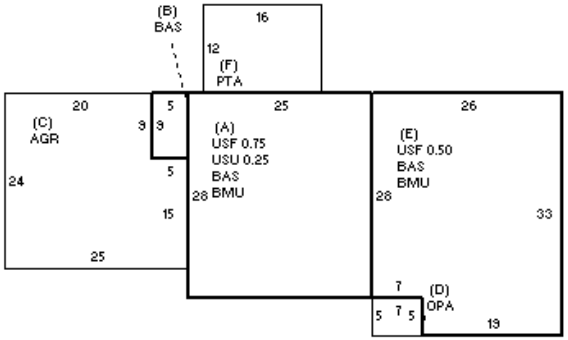
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	06/03/2022	98	SALES QUESTI				100	100
	02/09/2010	50	Meas & List			RRC	100	100
2000303	09/18/2000	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,436	MC 1.00	100 1.00	100 1.00	366,500	1.74	100 1.00	R03 1.00			299,820

TOTAL	20,436 SF	ZONING	R60	FRNT	0
Nbhd	MID CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	299,800	249,800
BUILDING	671,700	619,400
DETACHED	0	0
OTHER	0	0
TOTAL	**971,500**	**869,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/07/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	+	1.20	PLUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/7/2020	TCK
LIST	1/7/2020	EST
REVIEW	3/7/2022	APK

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	2,505	DETAIL ADJ	1.000
$NLA(RCN)	$358	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
FULL BATHS	3	1.00
1/2 BATHS	0	1.00
FIXTURES	9	$8,640
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	13	HARDWD/CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,523		80.01	121,859
A	USU	N	UPPER STORY UNF	175		142.94	25,015
+	USF	L	UP-STRY FIN	937	1972	238.05	223,056
+	BAS	L	BAS AREA	1,568	1972	280.55	439,898
C	AGR	N	ATTACHED GARAGE	555		92.92	51,569
D	OPA	N	OPEN PORCH	35		91.34	3,197
F	PTA	N	PATIO/STOOP	192		21.48	4,124
	F11	O	FPL 1S 1OP	1		8,972.40	8,972
	GFP	O	GAS LOG/FP/E FP	1		7,466.40	7,466
	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	895,570

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

EFF.YR/AGE	1988 / 34	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD		$671,700