

Key: 741

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 827

LEGAL

LAND

DETACHED

BUILDING

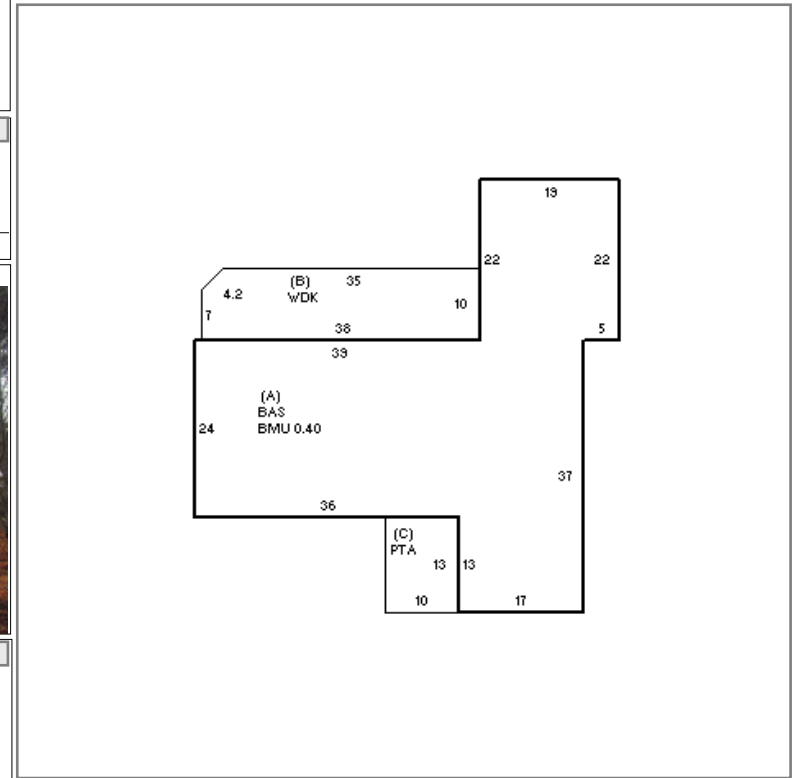
CURRENT OWNER				PARCEL ID				LOCATION			
RITTERBAND ARNOLD B c/o VICKI RITTERBAND 41 WALLINGFORD RD UNIT 2 BRIGHTON, MA 02135				11F-9D-B5				91 BALFOUR LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RITTERBAND ARNOLD B RITTERBAND				04/08/1996 12/21/1984	A QS	157,500	10139-244 4363-275				

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	%
19-703	10/18/2019	8	Cyc. Reinsp.		12/16/2021	NF	100	100
	04/03/2007	10	Reroof	13,920	02/06/2020	TCK	100	100
1984182	09/06/1984	50	Meas & List			RRC	100	100
		99	n/a				100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,436	MC	1.00	1.00	733,000	1.74	1.00	1.00	PF5	2.00	599,630

TOTAL	20,436 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	599,600	499,700
Inf1	100		BUILDING	347,200	316,100			
Inf2	100		DETACHED	4,300	4,100			
			OTHER	0	0			
TOTAL			951,100	819,900				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
STR	A	1.00	20 0.80 60X3		180	30.00	4,300



BUILDING	CD	ADJ	DESC	MEASURE	12/16/2021	NF
MODEL	1		RESIDENTIAL	LIST	12/16/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	1/24/2022	EM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1949	SIZE ADJ	1.000
NET AREA	1,911	DETAIL ADJ	0.892
\$NLA(RCN)	\$275	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	764		77.53	59,236
EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	1,911	1949	220.01	420,445
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	376		58.40	21,958
ROOF COVER	1	ASPH/CMP SHIN	1.00	C	PTA	N	PATIO/STOOP	130		17.90	2,327
FLOOR COVER	31	CARPET/HARDWD	1.00	F11	O	O	FPL 1S 10P	2		7,477.50	14,955
INT. FINISH	2	DRYWALL	1.00	ODS	O	O	OUT DOOR SHWR-A	1		1,477.00	1,477
HEATING/COOL	11	HT-WT/COOL AIR	1.05								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	526,107
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1970 / 52
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$347,200