Key: 7485

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7,993

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RINGHEIM J ROSS & PAULA D 77 INDIAN HILL RD CHATHAM, MA 02633	9F-6-R2C	77 INDIAN HILL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RINGHEIM J ROSS & PAULA D	10/18/2019	QS	479,000	32388-88
LAWSON G THOMAS & PHYLLIS	03/20/1987	QS	135,000	5633-125

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

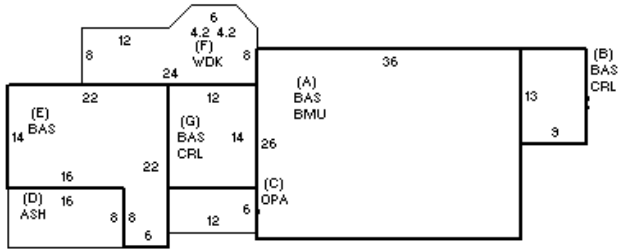
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	03/30/2020	98	SALES QUESTI				0	0
16-519	08/19/2016	10	Reroof	4,470	06/01/2017	NF	100	100
	01/24/2005	50	Meas & List			RRC	100	100
P2004321	06/17/2004	4	Outbuildings	2,880			100	100
99-184	02/01/1999	3	Renovations	8,500			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,025	MC 1.00	100 1.00	100 1.00	366,500	1.77	100 1.00	R03 1.00			298,860

TOTAL	20,025 SF	ZONING	R60	FRNT	134
Nbhd	MID CHATHAM	NOTE	DEEDED RIGHTS SCHOOLHOUSE POND FOR REC		
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	298,900	249,000
BUILDING	371,800	338,300
DETACHED	3,100	2,900
OTHER	0	0
TOTAL	**673,800**	**590,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	12X8	2004	96	14.26	1,000
WDK	A 1.00	10 0.90		2004	80	16.60	1,200
PTD	A 1.00	40 0.60			140	11.30	900

PHOTO 06/01/2017

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/22/2019	APK
LIST	8/22/2019	APK
REVIEW	8/22/2019	APK

BLDG COMMENTS

SECTION E=3RD BDRM UNHEATED, PROPANE GAS ON SITE

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,577	DETAIL ADJ	0.850
$NLA(RCN)	$287	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$4,080
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	14	HARDWD/ASPH TL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	936		69.39	64,950
A	BAS	L	BAS AREA	936	1971	217.80	203,861
+	CRL	N	CRAWL SPACE	285		20.64	5,882
+	BAS	L	BAS AREA	285	1972	217.80	62,073
C	OPA	N	OPEN PORCH	72		76.10	5,479
D	ASH	N	ATT SHED	128		60.60	7,757
E	BAS	L	BAS AREA	356	1999	217.80	77,537
F	WDK	N	WOOD DECK	219		58.40	12,790
	F11	O	FPL 1S 1OP	1		7,477.00	7,477
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN 453,363

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

EFF.YR/AGE 2005 / 17

COND	17	17 %	
FUNC	1	UC-SEC E	
ECON	0		
DEPR	18	% GD	82

RCNLD $371,800