

Key: 8404

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 8.735

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION		
RUSCONI RONALD J & LAFFARGUE NANCY J PO BOX 723 CHATHAM, MA 02633-0723		10E-51G-XE7		7 CAPTAINS ROW EAST		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
RUSCONI RONALD J & LAFFAR		11/08/2006	QS	739,000	21508-42	
SAGE GROUP LLC		09/06/2005	O	1,600,000	20233-202	
CHARWICH REALTY VENTURES		02/23/2004	P	2,437,500	18244-268	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
05-451	01/27/2006	51	Meas			RRC	100	100
05-407	09/23/2005	99	n/a	200,000			100	100
	09/08/2005	99	n/a	25,000			100	100

LAND

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

TOTAL	SF	ZONING	GB3	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
Inf1			BUILDING	834,800	746,200			
Inf2			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	834,800	746,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
UNIT 7 BLDG C

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	10		CONDO		
STYLE	3	1.00	TOWN HSE END [100%]	LIST	
QUALITY	+	1.05	PLUS AVE [100%]		6/14/2012 MR
FRAME	99	1.00	N/A [100%]		

INDING

YEAR BLT	2005	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	878,730
NET AREA	1,886	DETAIL ADJ	1.802	COMPLEX	66	MONOMOY VLG1	1.75		BAS	L	BAS AREA	1,160	2005	448.38	520,123	CONDITION ELEM	CD
\$NLA(RCN)	\$466	OVERALL	1.000	UNIT MODEL	99	N/A	1.00		USF	L	UP-STRY FIN	726	2005	426.00	309,278	INTERIOR	
CAPACITY		UNITS	ADJ	VIEW/LOC	1	NONE	1.00		AGR	N	ATTACHED GARAGE	260		52.18	13,567	KITCHEN	
ROOMS	0	1.00		HVAC	9	WARM/COOL AIR	1.03		BMU	N	BSMT UNFINISHED	1,160		23.00	26,680	BATHS	
BEDROOMS	2	1.00		FUEL SOURCE	2	GAS	1.00									EXTERIOR	
FULL BATHS	2	1.00		FLOOR LEVEL	99	N/A	1.00										
1/2 BATHS	0	1.00		NEIGHBORHOOD	1	MID-CHATHAM	1.00										
FIXTURES	6	\$9,082															
																EFF.YR/AGE	2005 / 17
																COND	5 5 %
																FUNC	0
																ECON	0
																DEPR	5 % GD 95
																RCNLD	\$834,800