

Key: 12902

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 8.861

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RUTTER DAVID J & PHANEUF-RUTTER NANETTE 24 HUNTER RISE CHATHAM, MA 02633				9C-26A-1				24 HUNTER RISE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RUTTER DAVID J & PHANEUF- EASTWARD MBT				03/06/2020	QS	1,439,000	32740-327				
EASTWARD COMPANIES BUSINE				03/05/2020	B	1	32737-80				
				02/22/2018	U	235,366	31097-279				

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	%
22-655	09/20/2022	4	Outbuildings	3,000	04/05/2023	NF	100	100
21-726	08/13/2021	6	Pools etc	142,500	04/25/2022	NF	100	100
	07/14/2020	98	SALES QUESTI				100	100
18-997		1	New Construc	502,500	01/27/2020	NF	100	100
19-0576	08/22/2019	99	n/a		01/27/2020	NF	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,435	WC	1.00	1.00	733,000	1.74	1.00	1.00	R07	2.00	599,640

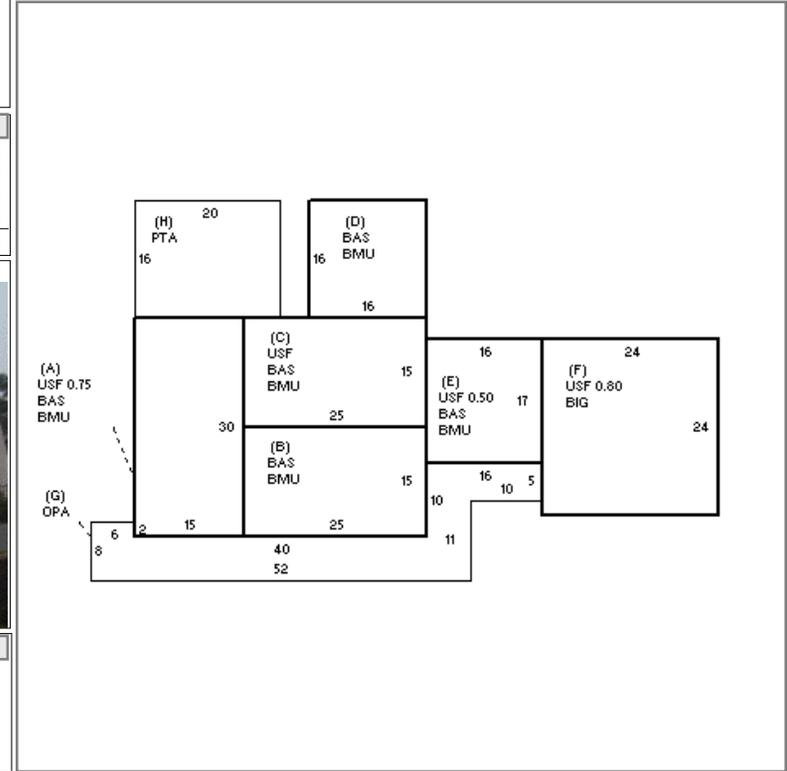
TOTAL	20,435 SF	ZONING	R20	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE			LAND	599,600	499,700	
Inf1	100		BUILDING	1,331,600	1,215,200			
Inf2	100		DETACHED	34,100	31,400			
			OTHER	0	0			
				TOTAL		1,965,300	1,746,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	10 0.90 16X50	2021	800	37.69	27,100
PTD	A	1.00	10 0.90 15X32+7X14	2021	578	11.30	5,900
OPA	A	1.00	10 0.90 3X20	2022	60	19.92	1,100



BUILDING	CD	ADJ	DESC	MEASURE	6/14/2019	TCK
MODEL	1		RESIDENTIAL	LIST	6/14/2019	TCK
STYLE	4	1.00	CAPE [100%]	REVIEW	4/19/2023	EMZ
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2018	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,037	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,728		101.30	175,045
\$NLA(RCN)	\$457	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,728	2018	367.21	634,531
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,309	2018	311.59	407,866
				ROOF COVER	1	ASPH/CMP SHIN	1.00	F	BIG	N	BUILT-IN GARAGE	576		119.61	68,896
				FLOOR COVER	1	HARDWOOD	1.00	G	OPA	N	OPEN PORCH	434		117.95	51,192
				INT. FINISH	2	DRYWALL	1.00	H	PTA	N	PATIO/STOOP	320		27.75	8,878
				HEATING/COOL	9	WARM/COOL AIR	1.03	GFP	O	GAS LOG/FP/E FP	1		9,644.10	9,644	
				FUEL SOURCE	2	GAS	1.00	HTB	O	HOT TUB-ADD	1		10,874.80	10,875	
								ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289	



CAPACITY	UNITS	ADJ
STORIES	1.8	1.00
ROOMS	9	1.00
BEDROOMS	3	1.00
FULL BATHS	3	1.00
1/2 BATHS	1	1.00
FIXTURES	14	\$17,881
UNITS	1	1.00

TOTAL RCN	1,387,097
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2018 / 4
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$1,331,600