

Key: 2500

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.706

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
THE 45 OLD ACADEMY ROAD NOM RE TRUST RUEDIGER DAVID L & RAPALUS JANE D TRSTES 47 SOUTHFIELD CIR CONCORD, MA 01742				14F-55-20				45 OLD ACADEMY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
THE 45 OLD ACADEMY ROAD N				10/20/2021	A	100	34589-185				
RUEDIGER DAVID L & JANE D				09/27/2013	QS	740,000	27722-324				
SMITH MICHAEL J & AMY C				05/07/1999	QS	365,000	12251-315				

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	%
23-672	08/22/2023	3	Renovations	38,000				0
		8	Cyc. Reinsp.		03/11/2022	NF	100	100
16-217	04/12/2016	10	Reroof	7,000	02/06/2017	APK	100	100
16-193	03/30/2016	3	Renovations	44,398	02/06/2017	APK	100	100
	02/12/2008	50	Meas & List			RRC	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,049	CH	1.00	100	1.00	100	1.00	R06	2.50		700,130

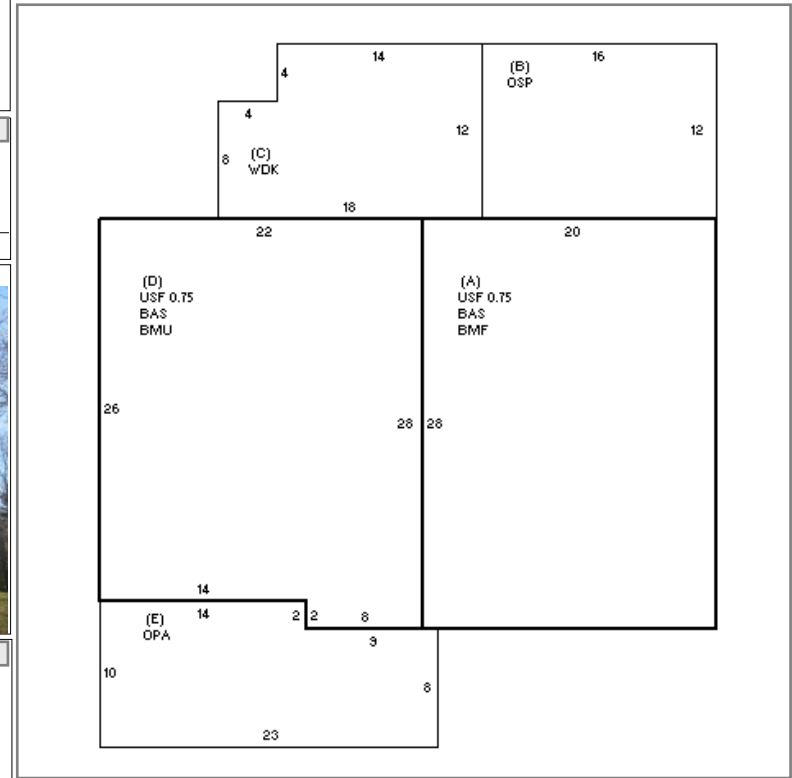
TOTAL	13,049 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE			LAND	700,100	583,400	
Inf1	100		BUILDING	768,500	699,400			
Inf2	100		DETACHED	1,000	900			
			OTHER	0	0			
TOTAL						1,469,600	1,283,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 12X8		96	14.26	1,000



BUILDING	CD	ADJ	DESC	MEASURE	3/11/2022	NF
MODEL	1		RESIDENTIAL	LIST	3/11/2022	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	3/28/2022	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	792,234
NET AREA	2,009	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	A	BMF	N	BSMT FINISH-SEP	560		130.32	72,979		
\$NLA(RCN)	\$394	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,148	1989	307.92	353,494		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	861	1989	261.28	224,963		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	OSP	N	OPEN SCR PORCH	192		94.56	18,156		
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	WOOD DECK	200		70.08	14,016		
				INT. FINISH	2	DRYWALL	1.00	D	BMU	N	BSMT UNFINISHED	588		100.89	59,324		
				HEATING/COOL	11	HT-WT/COOL AIR	1.05	E	OPA	N	OPEN PORCH	212		91.32	19,360		
				FUEL SOURCE	2	GAS	1.00		BMG	O	BSMT GARAGE	2		3,323.40	6,647		
									F21	O	FPL 2S 1OP	1		12,451.20	12,451		
									ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772		



CAPACITY	UNITS	ADJ	CONDITION ELEM	CD
STORIES	1.75	1.00	EXTERIOR	G
ROOMS	8	1.00	INTERIOR	V
BEDROOMS	4	1.00	KITCHEN	V
FULL BATHS	3	1.00	BATHS	V
1/2 BATHS	0	1.00	HEAT	U
FIXTURES	9	\$9,072	ELECT	U
UNITS	1	1.00		

EFF. YR/AGE	2019 / 3
COND	3 3 %
FUNC	0
ECON	0
DEPR	3 % GD 97
RCNLD	\$768,500