**Key: 4987**

# Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5,426

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **WILSON PAUL A**<br>**78 NEWELL DR**<br>**CUMBERLAND, RI 02864** | **4C-17-3** | **25 GILLIS RD** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| WILSON PAUL A | 09/30/2020 | QS | 1,105,100 | 33312-219 |
| EDWARD & POLLY SCARVALONE | 05/24/1994 | A | 1 | 9204-345 |
| SCARVALONE EDWARD J & POL | 05/06/1971 | A | 26,000 | 1509-25 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 21-550 | 07/22/2021 | 11 | Window Rplc | 5,000 | 12/08/2021 | TCK | 100 | 100 |
| 21-547 | 06/07/2021 | 99 | n/a | 5,039 | | | 100 | 100 |
| 21-367 | 04/13/2021 | 11 | Window Rplc | 3,000 | 12/08/2021 | TCK | 100 | 100 |
| 21-249 | 03/16/2021 | 10 | Reroof | 10,440 | 12/08/2021 | TCK | 100 | 100 |
| 21-211 | 03/10/2021 | 10 | Reroof | 5,500 | 12/08/2021 | TCK | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 18,712 | SC 1.00 | 70 0.70 | 100 1.00 | 1,231,440 | 1.88 | 100 1.00 | CF2 4.80 | | | 993,540 |

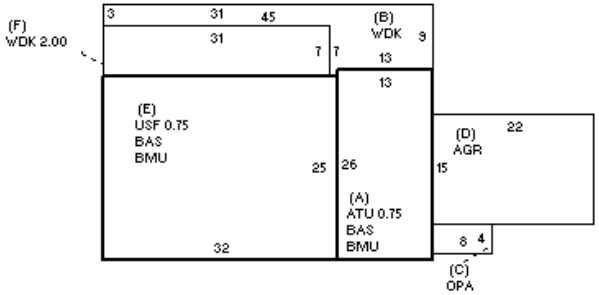
| TOTAL | 18,712 SF | ZONING | R20 | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | SOUTH CHATHAM | NOTE | INFL1= CROSS OVER ROAD TO WATER | | |
| Infl1 | 70 | | | | |
| Infl2 | 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 993,500 | 827,900 |
| BUILDING | 509,200 | 463,500 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **1,502,700** | **1,291,400** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 12/08/2021




## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.00 | CAPE [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 12/8/2021 | TCK |
|---|---|---|
| LIST | 12/8/2021 | EST |
| REVIEW | 1/13/2022 | EMZ |

BLDG COMMENTS

JACUZZI TUB

| YEAR BLT | 1955 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,738 | DETAIL ADJ | 1.050 |
| $NLA(RCN) | $357 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| FULL BATHS | 2 | 1.00 |
| 1/2 BATHS | 1 | 1.00 |
| FIXTURES | 8 | $6,720 |
| UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | FLR & WALL | 1.00 |
| EXT. COVER | 1 | WOOD SHINGLE | 1.00 |
| ROOF SHAPE | 6 | SALTBOX | 1.00 |
| ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 11 | HT-WT/COOL AIR | 1.05 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 1,138 | | 70.37 | 80,076 |
| + | BAS | L | BAS AREA | 1,138 | 1955 | 263.75 | 300,148 |
| A | ATU | N | UNFIN ATTIC | 254 | | 78.50 | 19,939 |
| + | WDK | N | WOOD DECK | 654 | | 58.40 | 38,194 |
| C | OPA | N | OPEN PORCH | 32 | | 76.09 | 2,435 |
| D | AGR | N | ATTACHED GARAGE | 330 | | 82.82 | 27,332 |
| E | USF | L | UP-STRY FIN | 600 | 1992 | 223.80 | 134,281 |
| | F21 | O | FPL 2S 1OP | 1 | | 10,376.00 | 10,376 |
| | ODS | O | OUT DOOR SHWR-A | 1 | | 1,477.00 | 1,477 |

| TOTAL RCN | 620,978 |
|---|---|

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

| EFF.YR/AGE | 2004 / 18 | |
|---|---|---|
| COND | 18 | 18 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 18 | % GD 82 |
| RCNLD | | $509,200 |