

Key: 5046

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.488

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
LINNANE DENIS P & STEPHANIE V RANZO 44 RABBIT ROAD SALISBURY, MA 01952		4C-9-L9		155 MILL CREEK RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
LINNANE DENIS P & STEPHAN		12/08/2009	QS	819,000	(190243)
		10/31/1961	N		1139-447

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 %
10-498	04/26/2012	50	Meas & List		04/26/2012	MR	100 100
10-464	12/10/2010	1	New Construc	349,000	04/26/2012	MR	100 100
	11/24/2010	5	Demolitions	3,000	04/26/2012	MR	100 100
	03/09/2009	50	Meas & List			RRC	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,484	SC	1.00	90 0.90	100 1.00	1,583,280	2.48	100 1.00	CF2	4.80	1,215,650

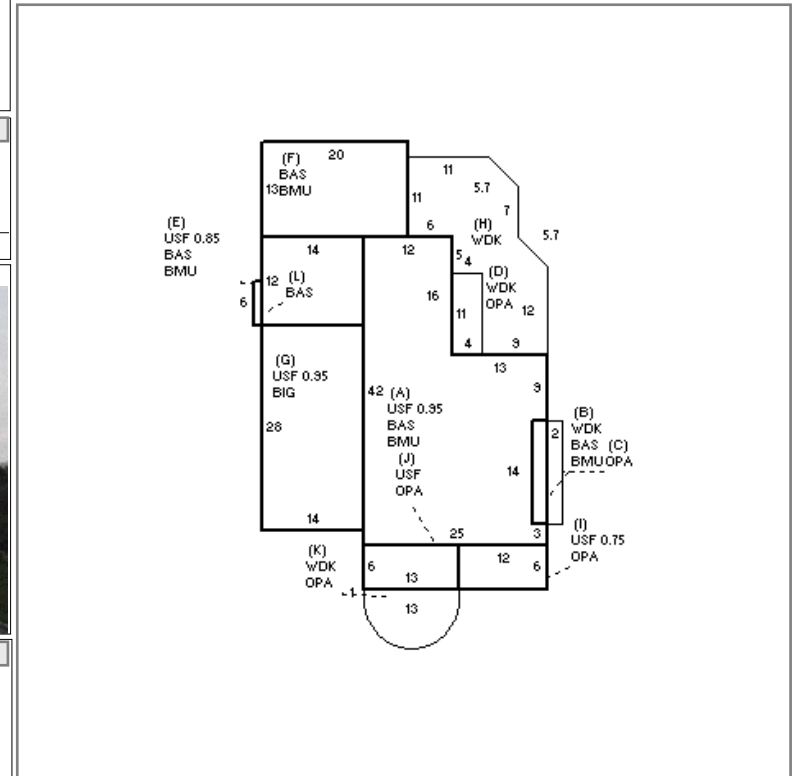
TOTAL	13,484 SF	ZONING	R20	FRNT	72	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE INFL = STEEP SLOPE				LAND	1,215,700	1,013,000
Inf1	90		BUILDING	1,355,900	1,209,500			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	2,571,600	2,222,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/10/2021	TCK
MODEL	1		RESIDENTIAL	LIST	12/10/2021	EST
STYLE	19	1.30	NEW STYLE [100%]	REVIEW	1/14/2022	EMZ
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	2011	SIZE ADJ	1.000
NET AREA	2,697	DETAIL ADJ	1.339
\$NLA(RCN)	\$565	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.95	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	3	1.00
1/2 BATHS	1	1.00
FIXTURES	15	\$24,905
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUND WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,270		106.69	135,501
EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	1,421	2011	411.28	584,428
ROOF SHAPE	3	GAMBREL	1.00	+	OPA	N	OPEN PORCH	308		117.96	36,331
ROOF COVER	1	ASPH/CMP SHIN	1.00	G	BIG	N	BUILT-IN GARAGE	392		125.14	49,056
FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	471		90.52	42,634
INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	1,276	2011	484.69	618,470
HEATING/COOL	9	WARM/COOL AIR	1.03	F22	O	FPL 2S 2OP		1		22,521.50	22,522
FUEL SOURCE	2	GAS	1.00	GEN	O	GENERATOR		1		0.00	
				GFP	O	GAS LOG/FP/E FP		1		9,644.10	9,644

TOTAL RCN	1,523,491
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2011 / 11
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89

RCNLD	\$1,355,900
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