

Key: 5717

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.180

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
RIDGEVALE SNACK BAR REALTY TRUST CUNNINGHAM BARRY F & ELAINE G TRSTES PO BOX 291 SO CHATHAM, MA 02659-0291				6B-5-G92				434 RIDGEVALE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RIDGEVALE SNACK BAR REALT BARRY CU				10/03/2003	A	1 17748-345					
				11/25/1991	A	1 7768-53					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	70	MULTI-USE RES				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-480	05/31/2022	3	Renovations	13,000				0 0
09-323	02/10/2010	50	Meas & List			RRC	100	100
	09/09/2009	10	Reroof	3,900	02/10/2010			100 100
	05/21/2009	62	-			CE	100	100
90-384	12/01/1991	2	Additions	25,000			100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC	1.00	100	1,832,500	1.00	100	1.00	WF3	5.00	1,682,740
300	A	0.911	SC	1.00	100	96,000	1.00	100	1.00	WF3	5.00	87,460

TOTAL	1.829 Acres	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	N O T E	wfA	LAND		1,770,200	1,475,100	
Inf1	100		BUILDING		130,200	119,600		
Inf2	100		DETACHED		0	0		
			OTHER		0	0		
				TOTAL		1,900,400	1,594,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
Snack Bar

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	5		CIM		
STYLE	19	1.31	MIXED USE [100%]	LIST	
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	11/15/2012 DF
FRAME	1	1.00	WOOD FRAME [100%]		

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,688	DETAIL ADJ	1.218	FOUNDATION	2	SLAB	1.00	A	WDK	N	WOOD DECK	372		21.40	7,961
\$NLA(RCN)	\$146	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	PTA	N	PATIO	528		6.30	3,326
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,004	1950	135.67	136,211
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	USF	L	UP-STRY FIN	684	1950	135.67	92,797
				FLOOR COVER	21	SOFTWD/HARDWD	1.00		F21	O	FPL 2S 1OP	1		5,370.00	5,370
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	5	ELECTRIC BB	0.98								
				FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	245.665
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	1966 / 56
COND	47 47 %
FUNC	0
ECON	0
DEPR	47 % GD 53
RCNLD	\$130,200

