

Key: 5733

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.196

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BOHANNON JUSTIN C & MELISSA E PO BOX 1788 W CHATHAM, MA 02669				6C-110-S44				284 RIDGEVALE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOHANNON JUSTIN C & MELIS				11/15/2016	QS	510,000	30085-335				
HODGE NORMAN III & JOAN B				03/01/1999	99	199,000	12094-83				
KARL JAMES L II				12/23/1986	QS	88,000	5473-73				

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 %
21-701	08/12/2021	8	Cyc. Reinsp.		02/08/2022	TCK	100 100
SS18-05	12/31/2016	20	SOLAR PANELS	31,000			100 100
	03/13/2009	50	Splits/Land			RRC	100 100
	01/24/2003	50	Meas & List			JB	100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,937	SC	1.00	1.00	586,400	5.89	1.00	R05	1.60		391,480

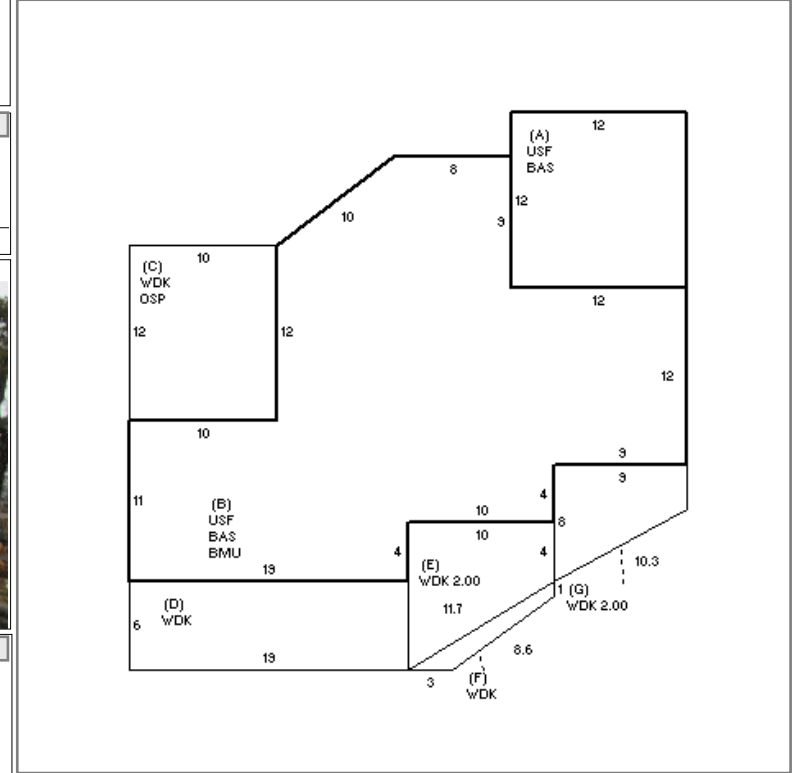
TOTAL	4,937 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE	LAND	391,500	326,200			
Inf1	100		BUILDING	453,200	412,400			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>844,700</b>	<b>738,600</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO 02/08/2022

BLDG COMMENTS  
19 SOLAR PANELS



BUILDING	CD	ADJ	DESC	MEASURE	2/8/2022	TCK
MODEL	1		RESIDENTIAL	LIST	2/8/2022	EST
STYLE	8	0.95	CONTEMPORARY [100%]	REVIEW	2/18/2022	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,644	DETAIL ADJ	0.978	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BAS AREA	822	1967	298.05	245,000
\$NLA(RCN)	\$358	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	822	1967	252.91	207,890
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	678		96.38	65,347
STORIES	2	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	1.00	C	OSP	N	OPEN SCR PORCH	120		94.56	11,347
ROOMS	6	1.00	FLOOR COVER	31	CARPET/HARDWD	1.00	1.00	+	WDK	N	WOOD DECK	487		70.08	34,129
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	1.00	F22	O	FPL 2S 2OP	1		17,436.00	17,436	
FULL BATHS	2	1.00	HEATING/COOL	9	WARM/COOL AIR	1.03	1.03	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772	
1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00	1.00								
FIXTURES	6	\$5,633													
UNITS	1	1.00													

TOTAL RCN	588,556
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	A
ELECT	A
EFF.YR/AGE	1994 / 28
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$453,200