

Key: 5735

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.198

LEGAL

LAND

DETACHED

BUILDING

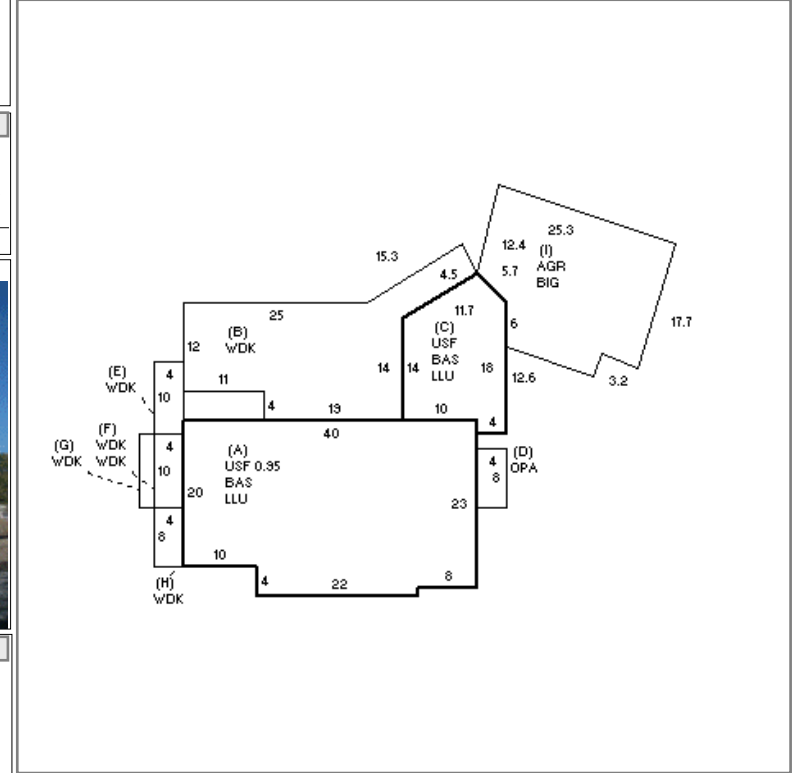
CURRENT OWNER				PARCEL ID				LOCATION			
KOURAFAS ROBERT J SR PO BOX 202 ACCORD, MA 02018				6C-112-S22				254 RIDGEVALE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KOURAFAS ROBERT J SR				07/10/2020	H	445,000	33060-107				
GREENHALGH ELEANOR L				10/23/1956	QS	1 956-503					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-870	12/20/2022	5	Demolitions	14,360	03/27/2023	NF	100	100
22-115	12/15/2022	75	SPECIAL PERM				100	100
22-785	10/31/2022	13	SH.MTL/FHAIR	5,000			100	100
21-581	07/21/2021	1	New Construc	300,000	03/27/2023	NF	90	95
	10/21/2020	98	SALES QUESTI				100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	11,458	SC	1.00	1.00	1.00	1.00	645,040	2.85	MDW	1.10	R05	1.60		483,660

TOTAL	11,458 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE	LAND	483,700	403,000			
Inf1	100		BUILDING	1,052,200	131,500			
Inf2	100		DETACHED	0	0			
			OTHER	85,900	74,200			
			<b>TOTAL</b>	<b>1,621,800</b>	<b>608,700</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
INTERIOR ESTIMATED PER PLANS 5/12/2023

BUILDING	CD	ADJ	DESC	MEASURE	3/27/2023	NF
MODEL	1		RESIDENTIAL	LIST	5/12/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/14/2023	EMZ
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2021	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,182,224														
NET AREA	2,278	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	LLU	N	LOWER LEVEL UN	1,162		203.95	236,989																
\$NLA(RCN)	\$519	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,162	2021	361.97	420,610																
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,116	2021	307.14	342,773																
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	WDK	N	WOOD DECK	662		90.52	59,925																
				FLOOR COVER	1	HARDWOOD	1.00	D	OPA	N	OPEN PORCH	32		117.95	3,774																
				INT. FINISH	2	DRYWALL	1.00	I	BIG	N	BUILT-IN GARAGE	457		115.30	52,691																
				HEATING/COOL	9	WARM/COOL AIR	1.03	I	AGR	N	ATTACHED GARAGE	457		115.30	52,691																
				FUEL SOURCE	2	GAS	1.00																								
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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE HSES					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

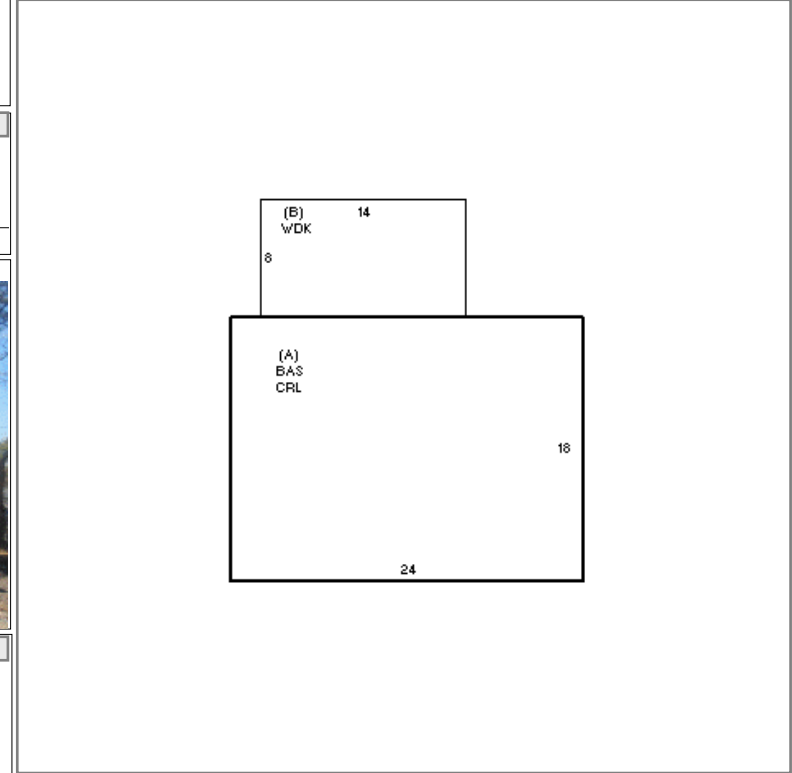
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	85,900	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/27/2023	NF
MODEL	1		RESIDENTIAL	LIST	3/27/2023	EST
STYLE	6	0.85	COTTAGE [100%]	REVIEW	4/14/2023	EMZ
QUALITY	A	1.00	AVERAGE [100%]	11 SOUNDVIEW		
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	143,195		
NET AREA	432	DETAIL ADJ	0.807	FOUNDATION	2	SLAB	0.95	A	CRL	N	CRAWL SPACE	432		26.91	11,625	CONDITION ELEM	CD		
\$NLA(RCN)	\$331	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	A	BAS	L	BAS AREA	432	1950	284.94	123,092	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	112		58.40	6,541	INTERIOR	F		
				ROOF COVER	1	ASPH/CMP SHIN	1.00									KITCHEN	F		
				FLOOR COVER	4	ASPH TILE	1.00									BATHS	A		
				INT. FINISH	2	DRYWALL	1.00									HEAT	A		
				HEATING/COOL	1	FORCED AIR	1.00									ELECT	A		
				FUEL SOURCE	2	GAS	1.00									EFF.YR/AGE 1966 / 56			
																		COND 40 40 %	
																		FUNC 0	
																		ECON 0	
																		DEPR 40 % GD 60	
																		RCNLD \$85,900	