Key: 5749

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6,214

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JAMES DAVID K & ASHJIAN ARLEEN **211 HOMER ST** **NEWTON CENTER, MA 02459-1420**	**6C-13-A**	**259 RIDGEVALE RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JAMES DAVID K & ASHJIAN A	06/30/2005	QS	465,000	19994-217
LOWMAN ROBERT M ET AL	06/30/2005	A	1	19994-19
LOWMAN & JOHN HAYES TRUST	05/24/1985	QS	130,000	4548-241

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	%
	01/11/2006	50	Meas & List			JB	100	100
P2005009	01/14/2005	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,056	SC 1.00	100 1.00	100 1.00	586,400	1.77	100 1.00	R05 1.60			478,290

TOTAL	20,056 SF	ZONING	R20	FRNT	0

Nbhd	SOUTH CHATHAM
Infl1	100
Infl2	100

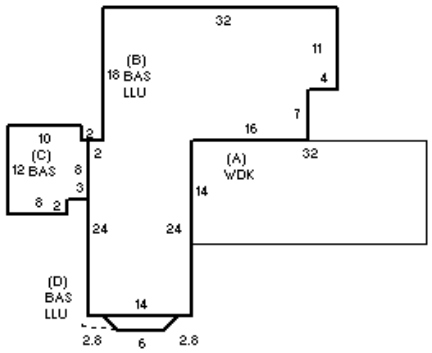
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	478,300	398,600
BUILDING	221,900	201,800
DETACHED	0	0
OTHER	0	0
TOTAL	**700,200**	**600,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/08/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/8/2022	TCK
LIST	2/8/2022	EST
REVIEW	2/18/2022	EMZ

YEAR BLT	1959	SIZE ADJ	1.000
NET AREA	1,024	DETAIL ADJ	0.850
$NLA(RCN)	$349	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
FULL BATHS	1	1.00
1/2 BATHS	0	1.00
FIXTURES	3	$2,040
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	14	HARDWD/ASPH TL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	448		58.40	26,163
+	LLU	N	LOWER LEVEL UN	900		118.01	106,206
+	BAS	L	BAS AREA	1,024	1959	209.44	214,466
	F11	O	FPL 1S 1OP	1		7,477.00	7,477
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	357,829

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1967 / 55	
COND	38	38 %
FUNC	0	
ECON	0	
DEPR	38	% GD 62
RCNLD		$221,900