

Key: 5767

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.232

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
KOURAFAS MARIANN 273 RIDGEVALE RD CHATHAM, MA 02633				6C-17-9				273 RIDGEVALE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KOURAFAS MARIANN				03/08/2019	A	300,000	31878-51				
KOURAFAS MARGARET R				06/19/1974	N	1 1431-397					

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	%
21-825	09/23/2021	4	Outbuildings	8,900	02/08/2022	TCK	100	100
21-511	05/27/2021	3	Renovations	5,700	04/20/2021	NF	100	100
19-823	11/20/2019	3	Renovations	35,000	02/14/2020	TCK	100	100
	04/02/2019	98	SALES QUESTI				100	100
	03/13/2009	50	Meas & List			RRC	100	100

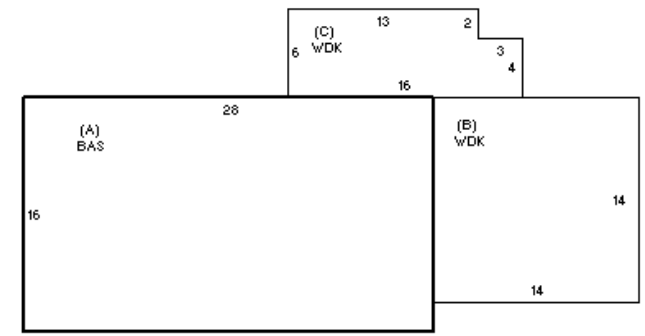
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,859	SC	1.00	1.00	586,400	2.42	100	1.00	R05	1.60	452,070

TOTAL	13,859 SF	ZONING	R20	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	452,100	376,700
Inf1	100		BUILDING	169,900	146,800			
Inf2	100		DETACHED	3,500	3,400			
			OTHER	0	0			
						<b>TOTAL</b>	<b>625,500</b>	<b>526,900</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X12	2021	120	13.29	1,400
SHF	A	1.00	20 0.80 4X6		24	16.25	300
PTD	A	1.00	20 0.80 15X13		195	11.30	1,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/8/2022	TCK
MODEL	1		RESIDENTIAL	LIST	2/8/2022	EST
STYLE	6	0.85	COTTAGE [100%]	REVIEW	2/18/2022	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
FY20 ADD 1 HALF BA + HT CHG TO ELEC PER NMLS

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YEAR BLT	1948	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	188,795	
NET AREA	448	DETAIL ADJ	0.858	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	448	1948	363.53	162,862	CONDITION ELEM	CD	
\$NLA(RCN)	\$421	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	WDK	N	WOOD DECK	286		70.08	20,042	EXTERIOR	V	
				ROOF SHAPE	1	GABLE	1.00		ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772	INTERIOR	V	
				ROOF COVER	1	ASPH/CMP SHIN	1.00									KITCHEN	V	
				FLOOR COVER	34	CARPET/ASPH TL	1.00									BATHS	V	
				INT. FINISH	25	DRYWLI/OTHER	1.00									HEAT	U	
				HEATING/COOL	16	ELECT BB W/AC	1.01									ELECT	U	
				FUEL SOURCE	3	ELECTRIC	1.00											
																	EFF.YR/AGE	2012 / 10
																	COND	10 10%
																	FUNC	0
																	ECON	0
																	DEPR	10 % GD 90
																	RCNLD	\$169,900