

Key: 5779

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.244

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MY CHILDRENS TRUST POLES FRANCESCO & ELLEN V COTRSTES 23 BEAUMOUNT ST DORCHESTER, MA 02124				6C-30-G2				305 RIDGEVALE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MY CHILDRENS TRUST				06/29/2012	QS	530,000	26463-250				
DELVECCHIO MARY				05/19/1976	QS	1 2340-187					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
09-012	05/17/2016	2	Additions		05/17/2016	APK	100	100
	01/20/2010	51	Meas			CE	100	100
	02/10/2009	51	Meas			CE	100	100
	01/12/2009	3	Renovations	10,000	01/20/2010		100	100
	02/12/2008	51	Meas			RRC	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,790	SC	1.00	1.00	641,375	2.29	1.00	1.00	R07	1.75	499,250

TOTAL	14,790 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE			LAND	499,300	404,100	
Inf1	100		BUILDING	424,200	386,200			
Inf2	100		DETACHED	1,100	1,000			
			OTHER	0	0			
				TOTAL		924,600	791,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 12X28	2006	96	14.26	1,100



BLDG COMMENTS
LLLF = SECOND UNIT

BUILDING	CD	ADJ	DESC	MEASURE	2/9/2022	TCK
MODEL	1		RESIDENTIAL	LIST	2/9/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	2/28/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1947	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,278	DETAIL ADJ	0.892	FOUNDATION	4	FLR & WALL	1.00	A	LLF	N	LOWER LEVEL FIN	1,278		154.46	197,404
\$NLA(RCN)	\$405	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	1,278	1947	209.89	268,239
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	582		58.40	33,989
				ROOF COVER	1	ASPH/CMP SHIN	1.00	F11	O		FPL 1S 1OP	1		7,477.00	7,477
				FLOOR COVER	2	SOFTWOOD	1.00	KIT	O		EXTRA KITCHEN	1		1,630.00	1,630
				INT. FINISH	2	DRYWALL	1.00	ODS	O		OUT DOOR SHWR-A	1		1,477.00	1,477
				HEATING/COOL	11	HT-WT/COOL AIR	1.05								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	517,352
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2004 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$424,200

