

Key: 5855

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.319

LEGAL

LAND

DETACHED

BUILDING

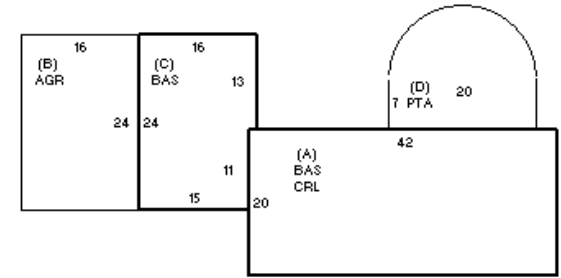
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|------------------|--|--|--|
| MIDDLETON ALAN R II & JODY K 91 PLEASANT CIR CANTON, MA 02021-2638 | | | | 6D-19-G29 | | | | 105 RIDGEVALE RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MIDDLETON ALAN R II & JOD | | | | 12/13/2012 | QS | 396,000 | 26945-247 | | | | |
| KINCH LOWELL W & KAREN E | | | | 01/15/2004 | QS | 360,000 | 18132-23 | | | | |
| PARKER MICHAEL | | | | 02/27/1998 | 99 | 130,000 | 11251-264 | | | | |

| 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 | % |
| 19-730 | 10/23/2019 | 10 | Reroof | 7,920 | 02/14/2020 | TCK | 100 | 100 |
| | 09/19/2019 | 3 | Renovations | | 09/19/2019 | APK | 100 | 100 |
| | 06/27/2005 | 50 | Meas & List | | | JB | 100 | 100 |
| 1995276 | 05/31/1995 | 99 | n/a | | | | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 11,600 | SC | 1.00 | 1.00 | 476,450 | 2.82 | 100 | 1.00 | R03 | 1.30 | 357,890 |

| TOTAL | 11,600 SF | ZONING | R20 | FRNT | 120 | ASSESSED | CURRENT | PREVIOUS |
|--------------|---------------|--------|----------|---------|---------|----------------|----------------|----------|
| Nbhd | SOUTH CHATHAM | NOTE | | | LAND | 357,900 | 298,200 | |
| Inf1 | 100 | | BUILDING | 265,100 | 241,300 | | | |
| Inf2 | 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | | | | 623,000 | 539,500 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 2/7/2022 | TCK |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 2/7/2022 | EST |
| STYLE | 1 | 0.85 | RANCH [100%] | REVIEW | 2/18/2022 | EMZ |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1965 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 358,215 | | |
|------------|-------|------------|-------|--------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 1,213 | DETAIL ADJ | 0.875 | FOUNDATION | 6 | CRAWL | 1.00 | A | CRL | N | CRAWL SPACE | 840 | | 22.48 | 18,883 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$295 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | B | AGR | N | ATTACHED GARAGE | 384 | | 80.91 | 31,069 | EXTERIOR | A | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BAS AREA | 1,213 | 1965 | 238.33 | 289,093 | INTERIOR | G | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | D | PTA | N | PATIO/STOOP | 297 | | 17.90 | 5,316 | KITCHEN | G | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | F | F11 | O | FPL 1S 1OP | 1 | | 7,477.00 | 7,477 | BATHS | V | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | O | ODS | O | OUT DOOR SHWR-A | 1 | | 1,477.00 | 1,477 | HEAT | A | | |
| | | | | HEATING/COOL | 9 | WARM/COOL AIR | 1.03 | | | | | | | | | ELECT | A | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1984 / 38 |
| | | | | | | | | | | | | | | | | | | COND | 26 26 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 26 % GD 74 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$265,100 |