

Key: 5911

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.375

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NICKQUENUM REALTY TRUST MCGRATH PAUL K & MAIRAN L TRSTES 68 SUNNYSIDE AVE READING, MA 01867				6D-45-22B1				211 RIDGEVALE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NICKQUENUM REALTY TRUST				11/03/2006	A	1	21496-70				
MCGRATH PAUL & FRANCES BE				05/20/1988	A	1	6269-34				
MCGRATH				05/19/1986	QS	165,000	5084-294				

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	%
1996253	02/03/2017	3	Renovations		02/03/2017	APK	100	100
	02/17/2009	50	Meas & List			RRC	100	100
	10/22/1996	99	n/a				100	100

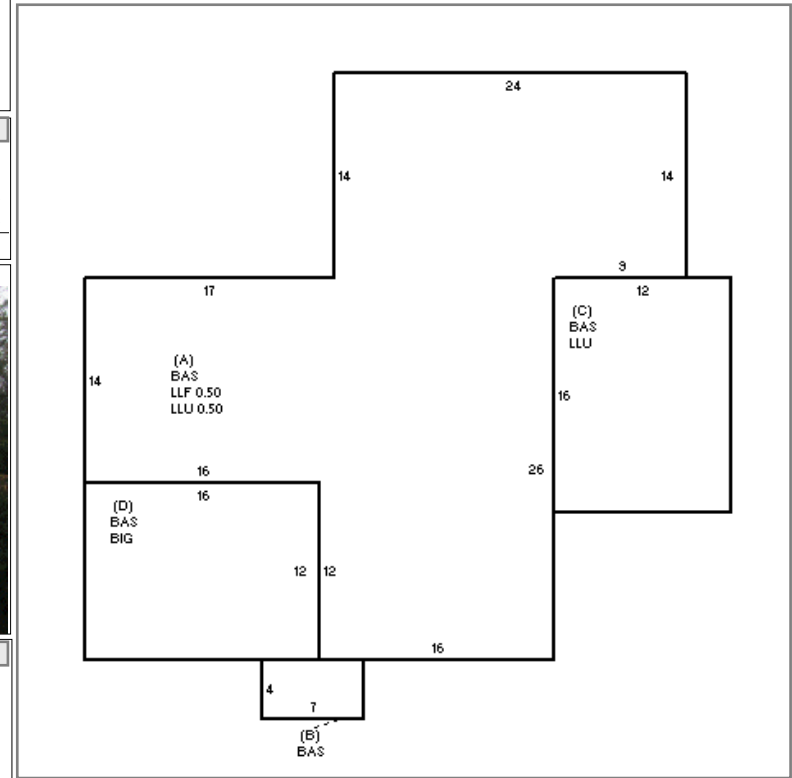
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,090	SC	1.00	1.00	586,400	1.70	1.00	1.00	R05	1.60	482,110

TOTAL	21,090 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE	LAND	482,100	401,700			
Inf1	100		BUILDING	392,000	361,100			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	874,100	762,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
PHOTO	02/08/2022	
LLF=2BDRMS,1FBATH		



BUILDING	CD	ADJ	DESC	MEASURE	2/8/2022	TCK
MODEL	1		RESIDENTIAL	LIST	2/8/2022	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	1966	SIZE ADJ	1.000
NET AREA	1,388	DETAIL ADJ	0.892
\$NLA(RCN)	\$344	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
FULL BATHS	2	1.00	
1/2 BATHS	0	1.00	
FIXTURES	6	\$4,282	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	LLU	N	LOWER LEVEL UN	680		118.26	80,417
EXT. COVER	1	WOOD SHINGLE	1.00	A	LLF	N	LOWER LEVEL FIN	488		154.46	75,378
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,388	1966	209.89	291,327
ROOF COVER	1	ASPH/CMP SHIN	1.00	D	BIG	N	BUILT-IN GARAGE	192		92.22	17,706
FLOOR COVER	1	HARDWOOD	1.00	F	F11	O	FPL 1S 1OP	1		7,477.00	7,477
INT. FINISH	2	DRYWALL	1.00	ODS	O	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	478,064
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	A
HEAT	U
ELECT	U
EFF.YR/AGE	2004 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$392,000