

Key: 5956

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.421

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
AL-HACHEM GEORGE 10 SAM RYDER RD CHATHAM, MA 02633				6E-22-7				10 SAM RYDER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AL-HACHEM GEORGE				05/23/2007	QS	448,000	22047-58				
SULLIVAN PAUL J & HELGA				02/20/1998	99	149,900	11234-276				
BERGMAN ROBERT E & GLORIA				06/12/1997	J	15,000	10779-235				

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	%
1994025	02/15/1994	99	n/a				100	100
1992040	03/31/1992	99	n/a				100	100
1991063	05/29/1991	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	19,581	MC	1.00	90 0.90	100 1.00	329,850	1.81	100	1.00	MR2	1.00	268,020

TOTAL	19,581 SF	ZONING	R20	FRNT	166	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE INFL = CORNER OF MAIN ST.	LAND	268,000	189,800			
Inf1	90		BUILDING	451,900	411,300			
Inf2	100		DETACHED	1,200	1,200			
			OTHER	0	0			
			TOTAL	721,100	602,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	8 X 12	96	14.26	1,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/17/2019	NF
MODEL	1		RESIDENTIAL	LIST	9/17/2019	EST
STYLE	11	0.95	DUPLEX/ROW [100%]	REVIEW	11/22/2019	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,196	DETAIL ADJ	0.950	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,692		65.56	110,933
\$NLA(RCN)	\$290	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	672	1970	228.81	153,759
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	504	1994	194.15	97,852
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	BAS	L	BAS AREA	1,020	1972	228.81	233,385
				FLOOR COVER	21	SOFTWD/HARDWD	1.00	+	PTA	N	PATIO/STOOP	452		17.90	8,091
				INT. FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	80		58.40	4,672
				HEATING/COOL	1	FORCED AIR	1.00	F11	O	FPL 1S 1OP	1		7,477.00	7,477	
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		10,376.00	10,376	
								KIT	O	EXTRA KITCHEN	1		1,630.00	1,630	
								ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477	

TOTAL RCN	636,492
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1976 / 46
COND	29 29%
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	\$451,900

