

Key: 5988

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.453

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCAVOY DAVID J MCAVOY BIEL CINDY J 27 OVERLOOK RD HOPKINTON, MA 01748				6E-49-K4				46 RIDGEVALE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCAVOY DAVID J MCAVOY BIE				05/15/2020	QS	440,000	32907-307				
DIMLING JOHN V & GRETCHEN				11/23/1999	99	150,000	12681-182				
TOWN OF CHATHAM				05/15/1981	QS	65,000	3286-241				

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	%
23-446	06/05/2023	3	Renovations	60,000				0
22-212	03/03/2022	3	Renovations	60,000	03/30/2023	NF	100	100
13-421	08/15/2013	10	Reroof	3,000	04/17/2014	MR	100	100
	02/23/2006	50	Meas & List			RRC	100	100
P2005148	04/05/2005	10	Reroof				100	100

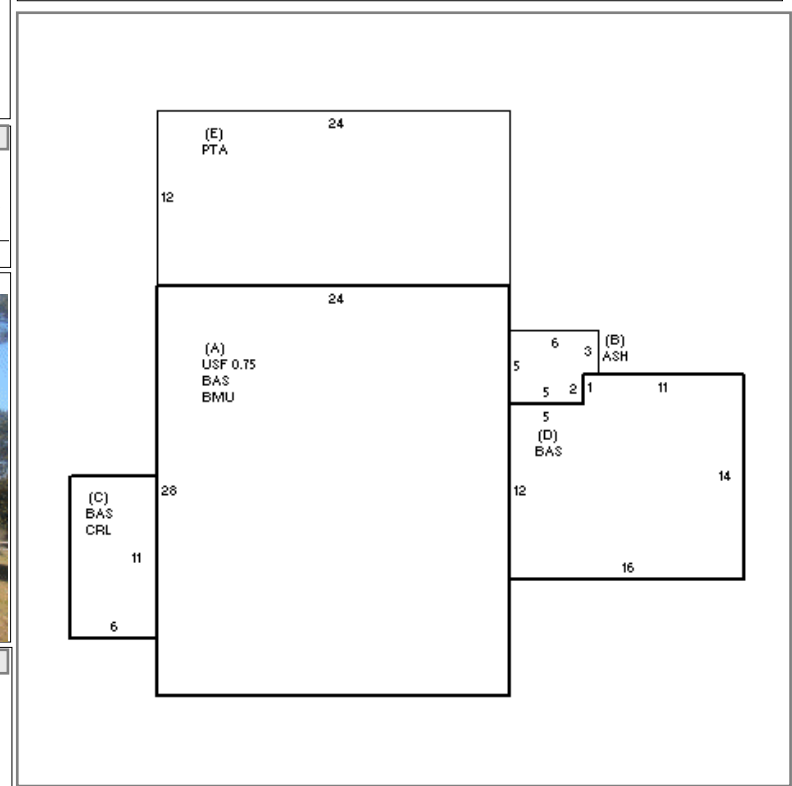
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,357	SC	1.00	1.00	476,450	2.87	1.00	R03	1.30		356,800

TOTAL	11,357 SF	ZONING	SB	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE			LAND	356,800	297,300	
Inf1	100		BUILDING	268,300	233,500			
Inf2	100		DETACHED	1,200	1,200			
			OTHER	0	0			
				TOTAL	626,300	532,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X12		96	14.26	1,200



BUILDING	CD	ADJ	DESC	MEASURE	12/13/2021	TCK
MODEL	1		RESIDENTIAL	LIST	12/13/2021	EST
STYLE	21	1.00	ANTIQUE [100%]	REVIEW	4/14/2023	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1850	SIZE ADJ	1.000
NET AREA	1,456	DETAIL ADJ	1.000
\$NLA(RCN)	\$302	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
FULL BATHS		3	1.00
1/2 BATHS		0	1.00
FIXTURES		9	\$7,200
UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	672		78.30	52,618
A	USF	L	UP-STRY FIN	504	1850	221.28	111,523
B	ASH	N	ATT SHED	28		60.61	1,697
C	CRL	N	CRAWL SPACE	66		23.29	1,537
+	BAS	L	BAS AREA	952	1850	260.78	248,258
E	PTA	N	PATIO/STOOP	288		17.90	5,155
	F21	O	FPL 2S 1OP	1		10,376.00	10,376
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	439,841
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1970 / 52
COND	34 34 %
FUNC	5 STRUCTURAL
ECON	0
DEPR	39 % GD 61
RCNLD	\$268,300