

Key: 615

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 703

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
LIVING STONES REALTY TRUST RICOTTA JOHN C TRUSTEE PO BOX 702 CHATHAM, MA 02633-0702		11E-18-20		1173 MAIN ST	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
LIVING STONES REALTY TRUS		05/13/2005	A	19821-337	1
LIVING STONES REALTY TRUS		02/03/1999	O	170,000	12042-23
FEOLA		11/24/1992	L	95,000	8323-98

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0310	55	MULTI-USE COM			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-630	08/07/2023	14	DECK	11,998			0 0
23-505	08/07/2023	11	Window Rplc	38,123			0 0
	01/23/2023	72	I&E				100 100
	01/28/2022	72	I&E				100 100
	02/01/2021	72	I&E				100 100

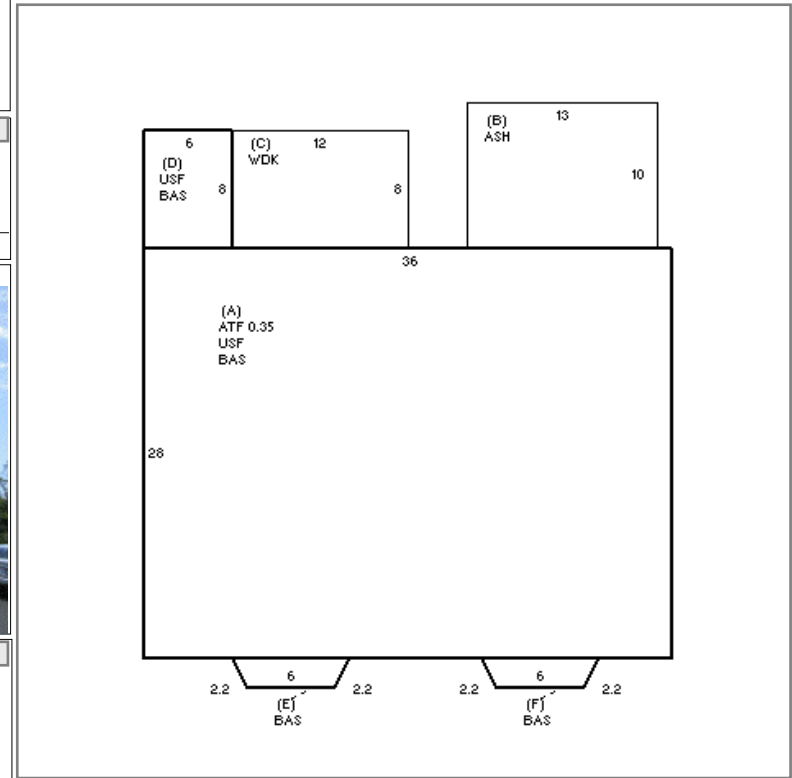
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	17,200	CI	1.00	100	1.00	1.00	583,660	1.92	100	1.00	MS5 1.40	442,370

TOTAL	17,200 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	NOTE				LAND	442,400	402,200
Inf1	100		LAND BUILDING	256,500	234,200			
Inf2	100		DETACHED	3,600	3,400			
			OTHER	0	0			
						<b>TOTAL</b>	<b>702,500</b>	<b>639,800</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APV	A	1.00	70 0.30	1987	2,000	2.00	1,200
SN2	G	1.20	20 0.80 6X6		36	84.72	2,400



BLDG COMMENTS  
5/09: JOHN RICOTTA & ASSOC INC RENTAL DIV 1ST FL: OFFICE, 2ND FL: 1-2BDRM APT



BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		CIM	LIST REVIEW	5/17/2016	RJM
STYLE	15	1.44	APARTMENTS [58%]			
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1948	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	337,491		
NET AREA	2,493	DETAIL ADJ	1.394	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	1,036	1948	146.45	151,724	CONDITION ELEM	CD		
\$NLA(RCN)	\$135	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	1,056	1948	146.45	154,653	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISHED	353	1948	51.40	18,145	INTERIOR			
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	ASH	N	ATT SHED	130		28.30	3,679	CDN/APP			
				FLOOR COVER	32	CARPET/SOFTWD	1.00	C	WDK	N	WOOD DECK	96		23.54	2,260				
				INT. FINISH	2	DRYWALL	1.00	D	BAS	L	BASE AREA	48	1948	146.46	7,030				
				HEATING/COOL	1	FORCED AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1996 / 26
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$256,500