Key: 6183

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.639

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
THE CAROLYN A TERRY TRUST 2001 **TERRY CAROLYN & GARY TRSTES** **37 BEL AIR RD** **HINGHAM, MA 02043**	**7B-14-G63**	**80 RIDGEVALE RD SO**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
THE CAROLYN A TERRY TRUST	10/14/2020	QS	805,000	33359-29
RIDGEVALE RD NOMINEE TRUS	09/29/1992	A		8225-205

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

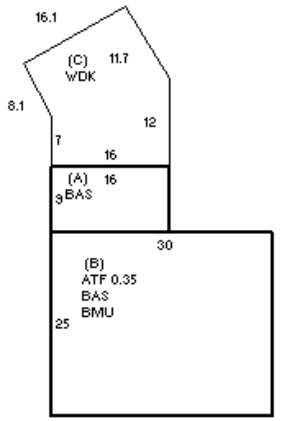
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	11/13/2020	98	SALES QUESTI				100	100
21-242	03/20/2020	10	Reroof	3,600	04/16/2021	NF	100	100
14-258	05/12/2014	3	Renovations	1,500	04/09/2015	MW	100	100
	02/18/2009	50	Meas & List			RRC	100	100
SP02-64	07/11/2002	2	Additions				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,400	SC 1.00	100 1.00	100 1.00	916,250	3.38	100 1.00	VW8 2.50			667,940

TOTAL	9,400 SF	ZONING R20	FRNT 84
Nbhd	SOUTH CHATHAM	NOTE	Ex Ocn Wv-revetment 1995
Infl1	100		
Infl2	100		

ASSESSED	CURRENT	PREVIOUS
LAND	667,900	556,600
BUILDING	265,100	241,200
DETACHED	0	0
OTHER	0	0
TOTAL	**933,000**	**797,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/26/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/26/2021	TCK
LIST	1/26/2021	EST
REVIEW	2/15/2022	EMZ

YEAR BLT	1952	SIZE ADJ	1.000
NET AREA	1,157	DETAIL ADJ	0.980
$NLA(RCN)	$327	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
FULL BATHS	1	1.00
1/2 BATHS	0	1.00
FIXTURES	3	$2,352
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	2	DRYWALL	1.00
HEATING/COOL	6	GRAVITY	0.98
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	144	2002	270.39	38,936
B	BMU	N	BSMT UNFINISHED	750		77.95	58,464
B	BAS	L	BAS AREA	750	1952	270.39	202,791
B	ATF	L	FINISHED ATTIC	263	1952	162.64	42,774
C	WDK	N	WOOD DECK	312		58.40	18,221
	F11	O	FPL 1S 1OP	1		7,477.00	7,477
	GFP	O	GAS LOG/FP/E FP	1		6,222.00	6,222
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	378,714

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	1973 / 49		
COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70
RCNLD			$265,100