Key: 6186

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6,642

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RIDGEVALE ROAD REALTY TRUST 2/3 & TERRY NICOLE 1/3 37 BEL AIR ROAD HINGHAM, MA 02043	7B-17-G60	60 RIDGEVALE RD SO

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RIDGEVALE ROAD REALTY TRU	10/09/2001	A	1	14311-243
TERRY, NICOLE	09/21/1990	A	1	7299-276

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

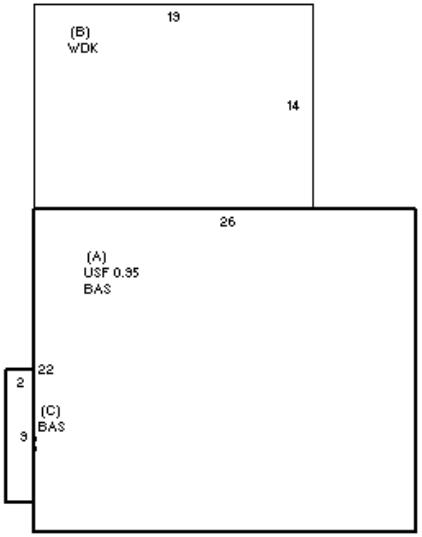
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	09/25/2020	3	Renovations		09/25/2020	APK	100	100
	02/12/2008	50	Meas & List			RRC	100	100
06-657	12/06/2006	5	Demolitions	3,000	02/12/2008		100	100
1996009	01/05/1996	99	n/a				100	100
92-178		5	Demolitions	3,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,400	SC 1.00	100 1.00	100 1.00	916,250	4.71	100 1.00	VW8 2.50			633,420

TOTAL	6,400 SF	ZONING	R20	FRNT	60
Nbhd	SOUTH CHATHAM	NOTE	Gd Ocn Wv		
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	633,400	527,800
BUILDING	291,100	265,000
DETACHED	0	0
OTHER	0	0
TOTAL	**924,500**	**792,800**



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

YEAR BLT	1992	SIZE ADJ	1.000
NET AREA	1,133	DETAIL ADJ	1.050
$NLA(RCN)	$299	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$5,040
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	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	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	590	1992	291.29	171,862
A	USF	L	UP-STRY FIN	543	1992	247.17	134,213
B	WDK	N	WOOD DECK	266		58.40	15,534
	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	338,502

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

EFF.YR/AGE	2008 / 14	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$291,100