Key: 6203

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6,659

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RIDGEVALE ROAD NOMINEE REALTY TRUST HARVELL STEPHEN J & MARY A COTRSTES 8 BRIARWOOD RD WOBURN, MA 01801	7B-4-G55	69 RIDGEVALE RD SO

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RIDGEVALE ROAD NOMINEE RE	01/07/2010	QS	785,500	24289-95
BUCKLEY PAUL V	01/17/1964	QS	1	1236-444

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	%
21-619	07/09/2021	4	Outbuildings	6,000	03/27/2023	NF	0	0
21-251	04/01/2021	3	Renovations	48,200	01/26/2022	TCK	100	100
	02/18/2009	50	Meas & List			RRC	100	100
00-469	10/01/2000	2	Additions	8,000			100	100
SP00-50	06/08/2000	99	n/a				100	100

LAND

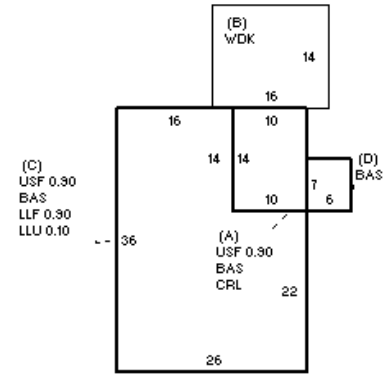
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,000	SC 1.00	100 1.00	100 1.00	1,099,500	4.98	100 1.00	VW4 3.00			753,490

TOTAL	6,000 SF	ZONING	R20	FRNT	50

Nbhd	SOUTH CHATHAM
Infl1	100
Infl2	100

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	753,500	627,900
BUILDING	570,800	525,600
DETACHED	0	0
OTHER	0	0
TOTAL	**1,324,300**	**1,153,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/27/2023

BLDG COMMENTS

LLF=1RM,.5BTH

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	+	1.20	PLUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/26/2022	TCK
LIST	1/26/2022	EST
REVIEW	4/14/2023	EMZ

YEAR BLT	1999	SIZE ADJ	1.000
NET AREA	1,820	DETAIL ADJ	1.000
$NLA(RCN)	$373	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	4	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	1	1.00
FIXTURES	8	$7,680
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	16	HARDWD/OTHER	1.00
INT. FINISH	2	DRYWALL	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	CRL	N	CRAWL SPACE	140		32.29	4,520
+	USF	L	UP-STRY FIN	842	1999	238.82	201,090
B	WDK	N	WOOD DECK	224		70.08	15,698
C	LLU	N	LOWER LEVEL UN	80		158.58	12,686
C	LLF	N	LOWER LEVEL FIN	716		207.13	148,304
+	BAS	L	BAS AREA	978	1999	281.46	275,263
	F21	O	FPL 2S 1OP	1		12,451.20	12,451
	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN 679,466

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

EFF.YR/AGE 2006 / 16

COND	16	16 %	
FUNC	0		
ECON	0		
DEPR	16	% GD	84

RCNLD $570,800