

Key: 6644

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.116

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RIORDAN MATTHEW E & KATHRYN M 66 CUTLER FARM RD SUDBURY, MA 01776				8B-16-H57				32 PINE GROVE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RIORDAN MATTHEW E & KATHR TAYLOR KENNETH M JR & SUS				07/24/2020	QS	1,675,000	(223127)				
				03/31/1997	QS	250,000	(143991)				

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	%
06-182	10/23/2020	98	SALES QUESTI				100	100
00-050	01/25/2007	50	Meas & List		01/25/2007	RRC	100	100
1997028	03/31/2006	2	Additions	350,000	01/25/2007		100	100
	01/01/2000	4	Outbuildings	4,000	01/25/2007		100	100
	02/07/1997	99	n/a				100	100

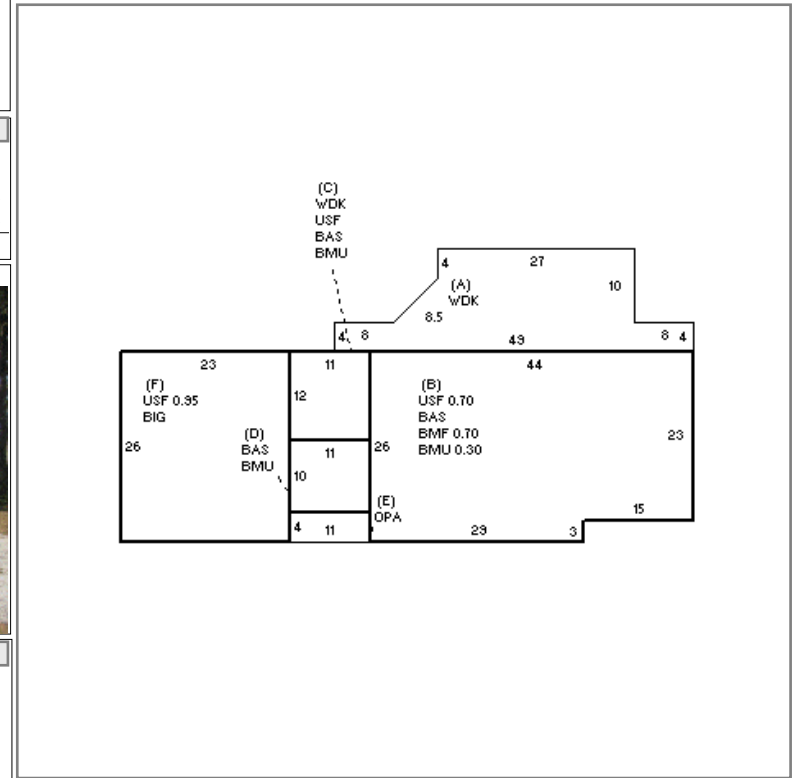
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,068	WC	1.00	100	1,099,500	2.55	100	1.00	R09	3.00	840,330

TOTAL	13,068 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	N O T E	Rights to use 20' way to Hardings Beach -Path behind house SEE C143991 SEE DOCS			LAND	840,300	700,200
Infl1	100		LAND	1,158,400	1,066,500			
Infl2	100		DETACHED	0	0			
			OTHER	0	0			
		TOTAL	1,998,700	1,766,700				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
BMF=2RMS. IRRIGATION SYSTEM



BUILDING	CD	ADJ	DESC	MEASURE	3/11/2022	TCK
MODEL	1		RESIDENTIAL	LIST	3/11/2022	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	3/22/2022	EMZ
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,331,458	
NET AREA	2,810	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	WDK	N	WOOD DECK	616		90.52	55,760	CONDITION ELEM	CD	
\$NLA(RCN)	\$474	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	572		131.61	75,284	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	B	BMF	N	BSMT FINISH-SEP	769		168.33	129,445	INTERIOR	G	
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	BAS	L	BAS AREA	1,099	1962	370.83	407,542	KITCHEN	G	
				FLOOR COVER	14	HARDWD/ASPH TL	1.00	B	USF	L	UP-STRY FIN	769	1962	314.66	241,974	BATHS	G	
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	242	2006	370.83	89,740	HEAT	U	
				HEATING/COOL	9	WARM/COOL AIR	1.03	+	USF	L	UP-STRY FIN	700	2006	314.66	220,263	ELECT	U	
				FUEL SOURCE	2	GAS	1.00	E	OPA	N	OPEN PORCH	44		117.94	5,189			
									F	BIG	N	BUILT-IN GARAGE	598		119.21	71,286		
									F21	O	FPL 2S 1OP	1		16,082.80	16,083			
									ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289			
																EFF.YR/AGE	2009 / 13	
																COND	13 13%	
																FUNC	0	
																ECON	0	
																DEPR	13 % GD 87	
																RCNLD	\$1,158,400	