

Key: 6671

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.145

LEGALS

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
RED RIGHT RETURN LLC 938 MAIN ST CHATHAM, MA 02633				8B-36-T2				63 TAPPAN DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
RED RIGHT RETURN LLC				12/06/2021	B	1,750,000	34724-145					
GULNICK RICHARD F & NOREE				01/30/1976	A	1	2294-49					
GULNICK, RICHARD				06/01/1975	QS	30,750	2253-102					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-644	08/07/2023	77	SOLAR PANELS	37,422			100	100
23-467	06/08/2023	6	Pools etc	103,400			0	0
22-1084	01/12/2023	5	Demolitions	20,000	04/06/2023	NF	0	100
22-1030	01/02/2023	1	New Construc	999,000	04/06/2023	NF	0	20
	02/10/2009	50	Meas & List			RRC	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,700	WC	1.00	1.00	1,099,500	1.54	1.00	1.00	PV3	3.00	921,130

TOTAL	23,700 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE EASEMENT FOR WALKWAY/REC AREA			LAND	921,100	767,600	
Inf1	100		BUILDING	358,500	326,100			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
TOTAL						1,279,600	1,093,700	

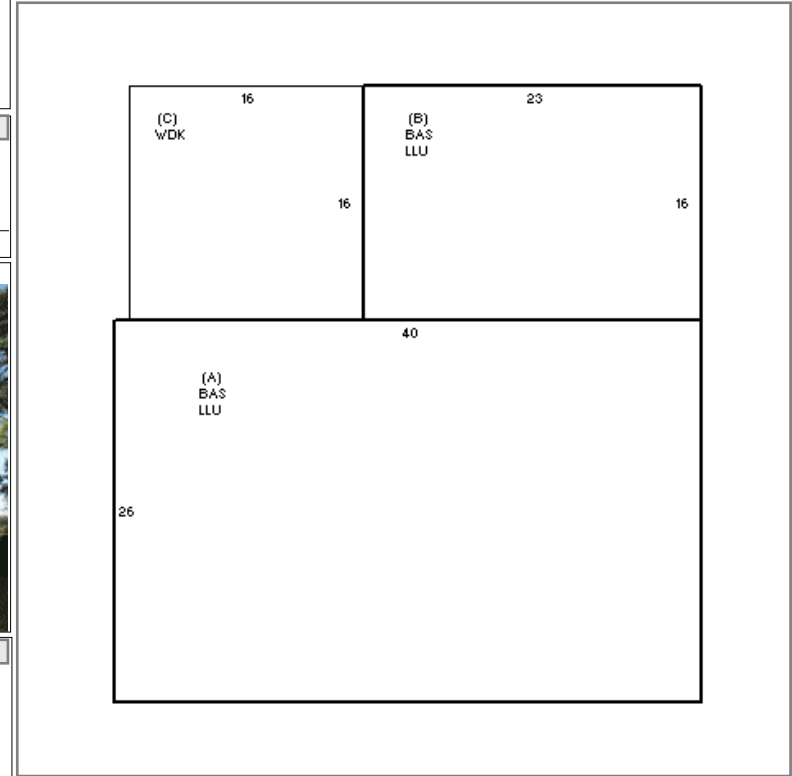
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.05	AVERAGE [74%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	LIST	REVIEW	4/20/2023	EMZ

YEAR BLT	1976	SIZE ADJ	1.000
NET AREA	1,408	DETAIL ADJ	0.850
\$NLA(RCN)	\$344	OVERALL	1.000

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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	1.00



BLDG COMMENTS

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UN	1,408		117.03	164,775
A	BAS	L	BAS AREA	1,040	1976	207.70	216,009
B	BAS	L	BAS AREA	368	1985	207.70	76,434
C	WDK	N	WOOD DECK	256		61.44	15,727
	F11	O	FPL 1S 1OP	1		7,865.80	7,866
	ODS	O	OUT DOOR SHWR-A	1		1,553.80	1,554

TOTAL RCN	484,511
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1984 / 38
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$358,500

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Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.146

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
RED RIGHT RETURN LLC 938 MAIN ST CHATHAM, MA 02633		8B-36-T2		63 TAPPAN DR	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
			LAND	0	
			BUILDING		
			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



40

(A)
USF 0.75
BAS
LLF 0.80
LLU 0.20

40

DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	4/6/2023	NF
MODEL	1		RESIDENTIAL	LIST	4/6/2023	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	4/20/2023	EMZ
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2022	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,313,081		
NET AREA	2,800	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UN	320		193.16	61,813	CONDITION ELEM	CD		
\$NLA(RCN)	\$469	OVERALL	1.000	EXT. COVER	0		1.00	A	LLF	N	LOWER LEVEL FIN	1,280		252.30	322,938	EXTERIOR	A		
				ROOF SHAPE	0		1.00	A	BAS	L	BAS AREA	1,600	2022	342.83	548,525	INTERIOR	A		
				ROOF COVER	0		1.00	A	USF	L	UP-STRY FIN	1,200	2022	290.90	349,082	KITCHEN	A		
				FLOOR COVER	0		1.00		GFP	O	GAS LOG/FP/E FP	1		9,644.10	9,644	BATHS	A		
				INT. FINISH	0		1.00									HEAT	A		
				HEATING/COOL	0		1.00									ELECT	A		
				FUEL SOURCE	0		1.00												
CAPACITY		UNITS	ADJ																
STORIES		1.75	1.00																
ROOMS		6	1.00																
BEDROOMS		3	1.00																
FULL BATHS		4	1.00																
1/2 BATHS		1	1.00																
FIXTURES		17	\$21,080																
UNITS		1	1.00																
																	EFF.YR/AGE	2022 / 0	
																	COND	0 0 %	
																	FUNC	100 UC	
																	ECON	0	
																	DEPR	100 % GD 0	
																	RCNLD	\$0	