

Key: 6691

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.166

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
IVY HILL TRUST RYAN VIRGINIA TRUSTEE 257 BREWER ST NORTHBOROUGH, MA 01532				8B-55-S97				49 IVY HILL LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
IVY HILL TRUST				01/07/1999	A	1 (151608)					
RYAN VIRGINIA				03/02/1998	J	102,723 (147631)					

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	%
21-113	02/08/2021	12	INSULATION	4,400				100
1997240	02/10/2009	50	Meas & List			RRC		100
	10/16/1997	99	n/a					100

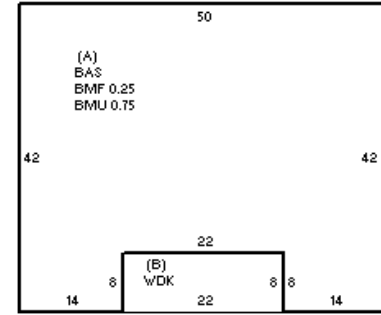
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,117	WC	1.00	1.00	916,250	1.09	1.00	R08	2.50		825,410

DETAILED

TOTAL	36,117 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE			LAND	825,400	687,800	
Inf1	100		BUILDING	682,700	621,300			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	1,508,100	1,309,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/17/2022	TCK
MODEL	1		RESIDENTIAL	LIST	3/17/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/30/2022	EMZ
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

UNIT

YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	935,148
NET AREA	1,924	DETAIL ADJ	0.892	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,443		104.21	150,378	CONDITION ELEM	CD
\$NLA(RCN)	\$486	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BMF	N	BSMT FINISH-SEP	481		168.33	80,967	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BAS AREA	1,924	1967	340.67	655,453	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	WDK	N	WOOD DECK	176		90.52	15,931	KITCHEN	V
				FLOOR COVER	41	ASPH TL/HARDWD	1.00		BMG	O	BSMT GARAGE	2		4,292.75	8,586	BATHS	A
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		11,589.40	11,589	HEAT	A
				HEATING/COOL	11	HT-WT/COOL AIR	1.05		ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289	ELECT	A
				FUEL SOURCE	1	OIL	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
ROOMS		7	1.00														
BEDROOMS		4	1.00														
FULL BATHS		3	1.00														
1/2 BATHS		0	1.00														
FIXTURES		9	\$9,954														
UNITS		1	1.00														
																EFF.YR/AGE	1980 / 42
																COND	27 27 %
																FUNC	0
																ECON	0
																DEPR	27 % GD 73
																RCNLD	\$682,700