

Key: 6708

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.183

LEG  
AL  
LAND

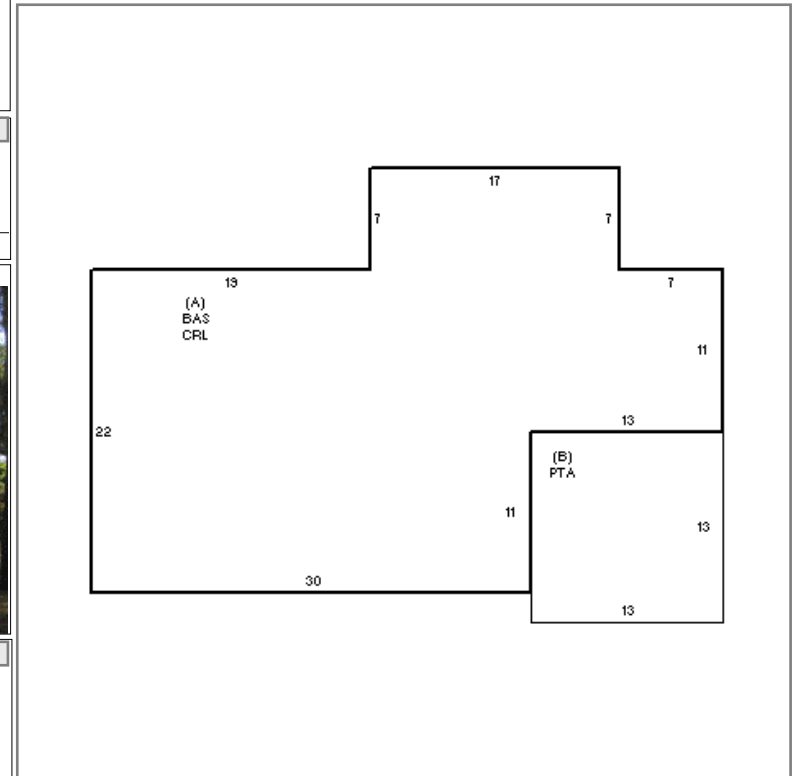
CURRENT OWNER		PARCEL ID		LOCATION			
REGAN THOMAS J & JOANNE M 3 TROUT BROOK LN NORWELL, MA 02061		8B-73-S18		65 PINE RIDGE RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
REGAN THOMAS J & JOANNE M		08/11/1995	QS	170,000	(137970)		

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	%
23-39	02/15/2023	5	Demolitions	16,000	04/06/2023	NF	0	100
22-835	01/20/2023	1	New Construc	608,000	04/06/2023	NF	0	45
22-106	12/01/2022	75	SPECIAL PERM				100	100
	02/01/2007	50	Meas & List			AM	100	100
06-518	09/25/2006	10	Reroof	14,700	02/01/2007		100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	12,600	WC	1.00	1.00	1.00	1.00	916,250	2.63	100	1.00	R08 2.50	696,550

TOTAL	12,600 SF	ZONING	R20	FRNT	95	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE			LAND	696,600	580,400	
Inf1	100		BUILDING	160,000	150,500			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	856,600	730,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST REVIEW	4/20/2023	EMZ
STYLE	1	0.85	RANCH [100%]			
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	266.662		
NET AREA	922	DETAIL ADJ	0.850	FOUNDATION	6	CRAWL	1.00	A	CRL	N	CRAWL SPACE	922		21.94	20,231	CONDITION ELEM	CD		
\$NLA(RCN)	\$289	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	922	1963	250.60	231,052				
				ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO/STOOP	169		17.90	3,025	EXTERIOR			
				ROOF COVER	1	ASPH/CMP SHIN	1.00	F11	O	FPL 1S 1OP	1			7,477.00	7,477	INTERIOR			
				FLOOR COVER	14	HARDWD/ASPH TL	1.00	ODS	O	OUT DOOR SHWR-A	1			1,477.00	1,477	KITCHEN			
				INT. FINISH	2	DRYWALL	1.00									BATHS			
				HEATING/COOL	1	FORCED AIR	1.00									HEAT			
				FUEL SOURCE	1	OIL	1.00									ELECT			
																		EFF.YR/AGE	1966 / 56
																		COND	40 40 %
																		FUNC	0
																		ECON	0
																		DEPR	40 % GD 60
																		RCNLD	\$160,000

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LEGAL

LAND

DETACHED

BUILDING

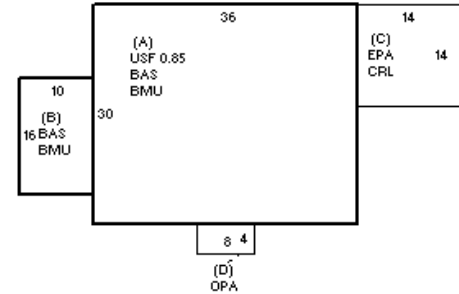
CURRENT OWNER				PARCEL ID				LOCATION			
REGAN THOMAS J & JOANNE M				8B-73-S18				65 PINE RIDGE RD			
3 TROUT BROOK LN				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
NORWELL, MA 02061											

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	%	

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	0	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
INTERIOR ESTIMATED PER PALNS 4/6/2023

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	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2022	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	758,502		
NET AREA	2,158	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,240		80.76	100,147	CONDITION ELEM	CD		
\$NLA(RCN)	\$351	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,240	2022	298.63	370,297	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	918	2022	253.39	232,616	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	CRL	N	CRAWL SPACE	196		24.02	4,708	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	C	EPA	N	ENCL PORCH	196		160.44	31,446	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	32		91.31	2,922	HEAT	A		
				HEATING/COOL	9	WARM/COOL AIR	1.03	GFP	O	O	GAS LOG/FP/E FP	1		7,466.40	7,466	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2022 / 0
																		COND	0 0 %
																		FUNC	100 UC
																		ECON	0
																		DEPR	100 % GD 0
																		RCNLD	\$0