

Key: 6825

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.302

LEGAL

LAND

DETAILED

BUILDING

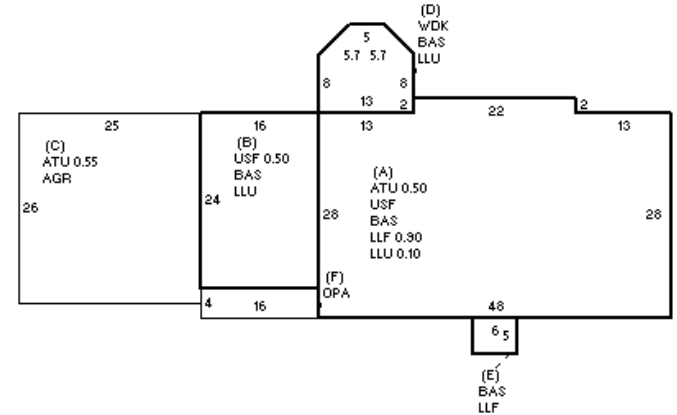
CURRENT OWNER				PARCEL ID				LOCATION			
THE GEORGE RYDER ROAD REALTY TRUST COMEAU CHARLES P TRUSTEE 49 GEORGE RYDER RD SO W CHATHAM, MA 02669				8D-54-5				49 GEORGE RYDER RD SO			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
THE GEORGE RYDER ROAD REA				01/26/2021	A	100	33725-294				
GEORGE RYDER ROAD REALTY				07/26/2017	A	1	30651-283				
GEORGE RYDER ROAD REALTY				07/26/2017	A		30651-281				

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	%
19-0654	09/24/2019	1	New Construc	455,600	04/04/2023	NF	85	90
19-0655	09/24/2019	5	Demolitions	10,000	12/27/2019	APK	100	100
18-594	07/27/2018	4	Outbuildings	55,720	02/15/2019	TCK	100	100
	02/11/2009	50	Meas & List			RRC	100	100
	03/15/2003	50	Meas & List			JB	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,890	SC	1.00	1.00	100	1.00	1.00	R03	1.30		417,400

TOTAL	30,890 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE			LAND	417,400	347,800	
Inf1	100		BUILDING	1,523,500	1,202,100			
Inf2	100		DETACHED	45,200	43,000			
			OTHER	0	0			
			TOTAL	1,986,100	1,592,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BB2	V	1.50	10 0.90 32X26	2018	832	60.30	45,200



BUILDING	CD	ADJ	DESC	MEASURE	1/24/2020	NF
MODEL	1		RESIDENTIAL	LIST	1/24/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/19/2023	EMZ
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
INT EST FROM BLDG PLANS 2/6/20

YEAR BLT	2019	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,857,971
NET AREA	3,522	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	LLU	N	LOWER LEVEL UN	663		195.55	129,653	CONDITION ELEM	CD
\$NLA(RCN)	\$528	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,942	2019	347.07	674,016	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,580	2019	294.50	465,315	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	ATU	N	UNFIN ATTIC	1,052		121.68	128,002	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATTACHED GARAGE	650		118.26	76,871	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	140		90.52	12,673	HEAT	A
				HEATING/COOL	9	WARM/COOL AIR	1.03	+	LLF	N	LOWER LEVEL FIN	1,279		255.42	326,681	ELECT	A
				FUEL SOURCE	2	GAS	1.00	F	OPA	N	OPEN PORCH	64		117.95	7,549		
									GFP	O	GAS LOG/FP/E FP	1		9,644.10	9,644		
									ODS	O	OUT DOOR SHWR-A	2		2,289.35	4,579		
																EFF.YR/AGE	2019 / 3
																COND	3 3 %
																FUNC	15 UC
																ECON	0
																DEPR	18 % GD 82
																RCNLD	\$1,523,500