

Key: 6828

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.305

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
EASTMAN STEVEN & JOANNA 111 HIGH ST WINCHESTER, MA 01890-3334				8D-56-G4				77 GEORGE RYDER RD SO			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
EASTMAN STEVEN & JOANNA				02/20/2007	QS	420,000	(182407)				
EASTMAN STEVEN & JOANNA				02/19/2007	QS	420,000	21790-163				
LEONARD JOHN V TRUSTEE				02/14/1974	A		1 2004-22				

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	%
	02/11/2009	50	Meas & List			RRC	100	100

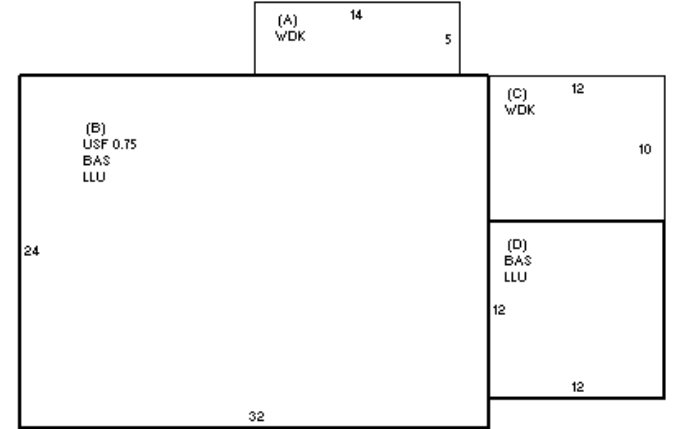
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,013	SC	1.00	100	1.00	100	1.00	R03	1.30		388,480

TOTAL	20,013 SF	ZONING	R20	FRNT	112	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE	LAND	388,500	323,700			
Inf1	100		BUILDING	328,200	298,600			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	716,700	622,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/7/2022	TCK
MODEL	1		RESIDENTIAL	LIST	2/7/2022	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	2/17/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

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YEAR BLT	1968	SIZE ADJ	1.000
NET AREA	1,488	DETAIL ADJ	1.000
\$NLA(RCN)	\$324	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
FULL BATHS		2	1.00
1/2 BATHS		0	1.00
FIXTURES		6	\$4,800
UNITS		1	1.00

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	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	190		58.40	11,096
+	LLU	N	LOWER LEVEL UN	912		133.86	122,079
+	BAS	L	BAS AREA	912	1968	237.57	216,666
B	USF	L	UP-STRY FIN	576	1968	201.59	116,115
	F21	O	FPL 2S 1OP	1		10,376.00	10,376
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	482,609
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$328,200