

Key: 6830

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.307

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TUXBURY WILLIAM F & EDITH 91 GEORGE RYDER RD SO CHATHAM, MA 02633				8D-58-G6				91 GEORGE RYDER RD SO			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TUXBURY WILLIAM F & EDITH				08/29/1997	99	165,000	(145645)				

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	%
15-627	10/22/2015	12	INSULATION	900	02/07/2022	TCK	100	100
08-196	01/19/2009	50	Meas & List	29,000	01/19/2009	CE	100	100
99-222	04/18/2008	2	Additions				100	100
	03/01/1999	14	DECK	6,800			100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,356	SC	1.00	100	1.00	100	1.00	R03	1.30		400,960

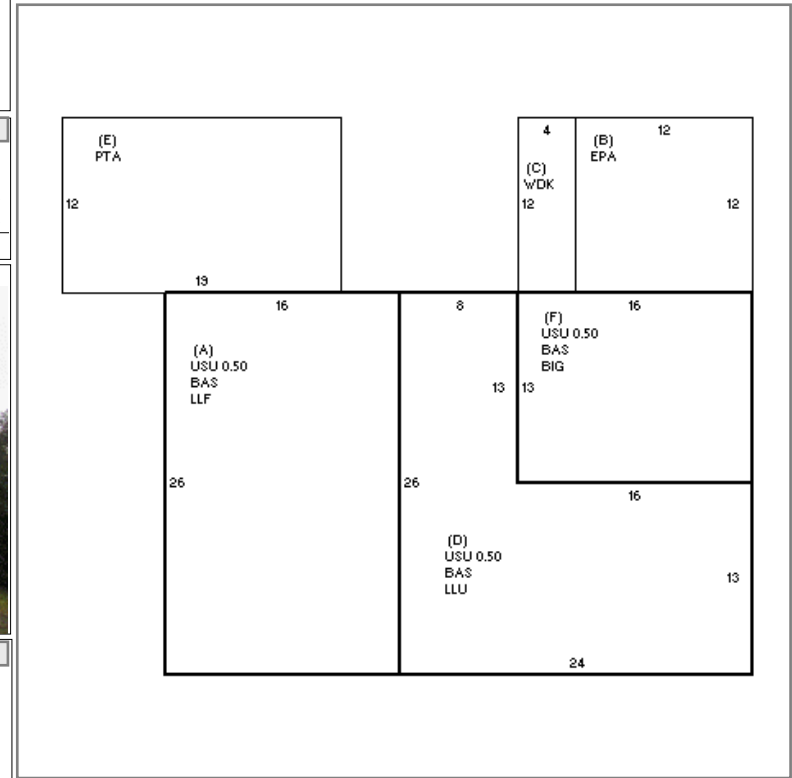
TOTAL	24,356 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE	LAND	401,000	334,100			
Inf1	100		BUILDING	354,000	326,900			
Inf2	100		DETACHED	1,000	900			
			OTHER	0	0			
			TOTAL	756,000	661,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X10		80	15.24	1,000



BLDG COMMENTS		
LLF=BDRM, BATH		

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%]			



YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	1,040	DETAIL ADJ	1.050
\$NLA(RCN)	\$501	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.35	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
FULL BATHS		2	1.00
1/2 BATHS		0	1.00
FIXTURES		6	\$5,040
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	14	HARDWD/ASPH TL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	N	LOWER LEVEL FIN	416		183.58	76,368
+	BAS	L	BAS AREA	1,040	1970	249.45	259,429
+	USU	N	UPPER STORY UNF	520		127.10	66,092
B	EPA	N	ENCL PORCH	144		133.70	19,253
C	WDK	N	WOOD DECK	48		58.40	2,803
D	LLU	N	LOWER LEVEL UN	416		140.55	58,469
E	PTA	N	PATIO/STOOP	228		17.90	4,081
F	BIG	N	BUILT-IN GARAGE	208		90.48	18,820
	BMG	O	BSMT GARAGE	1		2,770.00	2,770
	F11	O	FPL 1S 1OP	1		7,477.00	7,477

TOTAL RCN	520,602	
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	\$354,000	