

Key: 6904

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.384

LEGALS

LAND

DETACHED

BUILDING

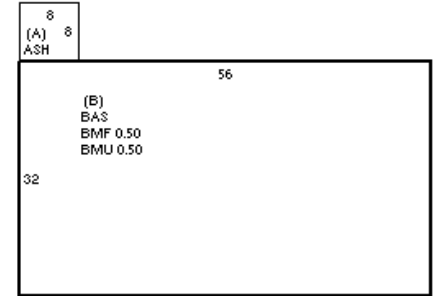
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|--------------------|--|--|--|
| CTL 7 REAL ESTATE TRUST LUFF JEFFREY P TRUSTEE PO BOX 480 CUMMAQUID, MA 02637-0480 | | | | 8E-40-15B | | | | 39 GEORGE RYDER RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| CTL 7 REAL ESTATE TRUST | | | | 09/14/2017 | QS | 399,900 | 30763-264 | | | | |
| GENERAL GROWTH HOLDINGS L | | | | 11/13/2012 | O | 275,000 | 26848-321 | | | | |
| ARCHIBALD DAVID E & MARGA | | | | 08/30/1979 | A | 100 | 2975-186 | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|---------|------------|-----------------|-------------|--------|------------|----|--------|-----|
| 3400 | 100 | GEN OFFICE BLDG | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 13-233 | 04/30/2013 | 3 | Renovations | 50,000 | 05/19/2015 | MW | 100 | 100 |
| | 05/21/2009 | 62 | - | | | CE | 100 | 100 |
| 05-503 | 10/20/2005 | 99 | n/a | 5,600 | | | 100 | 100 |
| 2000154 | 05/05/2000 | 99 | n/a | | | | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------------------|----------|------|----------|-----|------|------------|-----------|
| 103 | S | 10,003 | CI | 1.00 | 75 0.75 100 1.00 | 375,210 | 3.01 | 100 1.00 | MS4 | 1.20 | | 259,590 |

| TOTAL | 10,003 SF | ZONING | Gb3 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | COMMERCIAL | NOTE | | | | LAND | 259,600 | 236,000 |
| Inf1 | 75 | | BUILDING | 225,000 | 205,600 | | | |
| Inf2 | 100 | | DETACHED | 1,000 | 900 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 485,600 | 442,500 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-------------|------|-------|-----------|-------|
| SN2 | A | 1.00 | 10 0.90 3X5 | 2013 | 15 | 70.60 | 1,000 |



| BLDG COMMENTS |
|--|
| CAPE COD TREE LANDSCAPE INC SHEP HARDSCAPE SERVICES |

| BUILDING | CD | ADJ | DESC | MEASURE |
|----------|----|------|------------------------|---------------------|
| MODEL | 5 | | CIM | |
| STYLE | 20 | 1.36 | OFFICE BUILDING [100%] | LIST 5/19/2015 MW |
| QUALITY | A | 1.00 | AVERAGE [100%] | REVIEW 8/2/2017 APK |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | |

| YEAR BLT | 1970 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|---------------|------|---|-----|---|--------------|-------|------|-----------|---------|
| NET AREA | 1,792 | DETAIL ADJ | 1.319 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | ASH | N | ATT SHED | 64 | | 28.30 | 1,811 |
| \$NLA(RCN) | \$174 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | B | BMU | N | BSMT UNF | 896 | | 28.30 | 25,357 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | BMF | N | BSMT FIN-SEP | 896 | | 67.88 | 60,821 |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | B | BAS | L | BASE AREA | 1,792 | 1970 | 122.83 | 220,117 |
| | | | | FLOOR COVER | 48 | ASPH TL/MIN | 1.00 | | BMG | O | BSMT GARAGE | 2 | | 2,217.00 | 4,434 |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| | | | | HEATING/COOL | 9 | WARM/COOL AIR | 1.00 | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |

| TOTAL RCN | 312,540 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | G |
| CDN/APP | A |
| EFF.YR/AGE | 1987 / 35 |
| COND | 28 28 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 28 % GD 72 |
| RCNLD | \$225,000 |