

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION								
BOHANNON JUSTIN C & MELISSA E T/E PO BOX 1788 W CHATHAM, MA 02669										6C-110-S44-0				284 RIDGEVALE RD								
										TRANSFER HISTORY				DOS		T	SALE PRICE		BK-PG (Cert)			
										BOHANNON JUSTIN C & MELIS HODGE NORMAN III & JOAN B KARL				11/15/2016 03/01/1999 12/23/1986		QS 99 QS	510,000 199,000 88,000		30085-335 12094-83 5473-73			
CD	T	AC/SF/UN		Nbhd		Infl1		Infl2		ADJ BASE		SAF		Infl3		Lpi		VC	CREDIT AMT		ADJ VALUE	
100	S	4,937		SC	1.00	100	1.00	100	1.00	389,250		5.89		100	1.00	R05	1.50			259,870		

TOTAL	4,937 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	N O T E				LAND	259,900	256,900
Inf1	100		BUILDING	240,300	227,000			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	500,200	483,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL			
STYLE	8	1.00	CONTEMPORARY [100%]	LIST		
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	12/15/2015	APK

YEAR BLT	1967	SIZE ADJ	1.000
NET AREA	1,644	DETAIL ADJ	1.000
\$NLA(RCN)	\$183	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	0	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	\$5,760
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	31	CARPET/HARDWD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	822	1967	151.29	124,36
+	USF	L	UP-STRY FIN	822	1967	128.45	105,58
B	BMU	N	BSMT UNFINISHED	678		47.91	32,48
C	OSP	N	OPEN SCR PORCH	120		46.92	5,63
+	WDK	N	WOOD DECK	487		34.80	16,94
	F22	O	FPL 2S 2OP	1		8,667.60	8,66
	ODS	O	OUT DOOR SHWR-A	1		880.80	88

TOTAL RCN	300,322
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CONDITION	ELEM	CD
EXTERIOR		A
INTERIOR		G
KITCHEN		V
BATHS		V
HEAT		A
ELECT		A

EFF.YR/AGE	1996 / 20		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD	\$240,300		

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	%	
SS18-05	12/31/2016	20	Splits/Land					100	100
	03/13/2009	50	Meas & List			RRC JB	100	100	
	01/24/2003	50	Meas & List				100	100	
P2002300	06/28/2002	99	n/a	450			100	100	
99-332	06/01/1999	99	n/a	2,000			100	100	

