

Key: 5833

Town of CHATHAM - Fiscal Year 2018

9/13/2017

10:36 am

SEQ #: 6.219

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID				LOCATION						
R A REAL ESTATE TRUST RUTH A JENKINS TRUSTEES PO BOX 5 S ORLEANS, MA 02662-0005								6C-86A-P2-0				306 RIDGEVALE RD						
								TRANSFER HISTORY				DOS		T	SALE PRICE		BK-PG (Cert)	
								R A REAL ESTATE TRUST JENKINS				01/25/2002 04/27/1993		A A			1 14743-200 1 8542-308	
CD	T	AC/SF/UN		Nbhd		Infl1		Infl2		ADJ BASE		SAF	Infl3		Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,700		SC		1.00	100	1.00	100	1.00	544,950	1.60	100	1.00	VW7	2.10		453,350

TOTAL	22,700 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE	OBSTRUCTED MARSHVIEW			LAND	453,400	484,700
Inf1	100					BUILDING	264,300	205,700
Inf2	100					DETACHED	0	0
						OTHER	0	0
						TOTAL	717,700	690,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/23/2012



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST REVIEW	8/8/2017	APK
STYLE	5	1.05	COLONIAL [100%]			
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	352,373
NET AREA	1,932	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	+	WDK	N	WOOD DECK	444		29.00	12,876	CONDITION ELEM CD	
\$NLA(RCN)	\$182	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	BMU	N	BSMT UNFINISHED	924		36.68	33,889	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	924	1983	128.31	118,554	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	USF	L	UP-STRY FIN	1,008	1983	108.94	109,808	KITCHEN	A
				FLOOR COVER	16	HARDWD/OTHER	1.00		F21	O	FPL 2S 1OP	14		5,157.57	72,206	BATHS	A
				INT. FINISH	2	DRYWALL	1.00									HEAT	A
				HEATING/COOL	2	HOT WATER	1.00									ELECT	A
				FUEL SOURCE	1	OIL	1.00										
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	\$5,040														
UNITS		1	1.00														
EFF.YR/AGE		1983 / 33															
COND	25	25 %															
FUNC	0																
ECON	0																
DEPR	25	% GD	75														
RCNLD		\$264,300															

