

Key: 6187

Town of CHATHAM - Fiscal Year 2018

9/13/2017

10:36 am

SEQ #: 6.587

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION						
FLICKINGER HENRY & SALLY TRUSTEES FLICKINGER REALTY TRUST II 15 TOWNSEND RD LYNNFIELD, MA 01940										7B-18-G58-0				50 RIDGEVALE RD SO						
										TRANSFER HISTORY				DOS		T	SALE PRICE		BK-PG (Cert)	
										FLICKINGER HENRY & SALLY FLICKINGER HENRY S				02/12/2001 03/02/1964		A QS	1 1		13552-305 1236-474	
CD	T	AC/SF/UN		Nbhd		Inf1		Inf2		ADJ BASE		SAF	Inf3		Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	12,175		SC	1.00	100	1.00	100	1.00	648,750	2.71	100	1.00	VW8	2.50			490,740		

TOTAL	12,175 SF	ZONING	R20	FRNT	124	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE Ex Ocn Wv				LAND	490,700	476,400
Inf1	100					BUILDING	247,800	248,800
Inf2	100					DETACHED	0	0
						OTHER	0	0
TOTAL							738,500	725,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/23/2012
									

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST REVIEW	10/31/2012	SF
STYLE	7	1.10	OLD STYLE [100%]			
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	413,027
NET AREA	1,334	DETAIL ADJ	1.080	FOUNDATION	99	N/A	1.00	A	BMU	N	BSMT UNFINISHED	598		64.41	38,518	CONDITION ELEM CD	
\$NLA(RCN)	\$310	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USU	N	UPPER STORY UNF	598		104.04	62,219	EXTERIOR	
CAPACITY				ROOF SHAPE	3	GAMBREL	1.00	B	WDK	N	WOOD DECK	574		44.95	25,801	INTERIOR	
STORIES	1.75	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00	C	ASH	N	ATT SHED	36		46.50	1,674	KITCHEN	
ROOMS	0	1.00		FLOOR COVER	34	CARPET/ASPH TL	1.00	+	BAS	L	BAS AREA	1,334	1952	204.18	272,371	BATHS	
BEDROOMS	3	1.00		INT. FINISH	52	OTHER/DRYWLI	1.00		F11	O	FPL 1S 1OP	1		5,761.40	5,761	HEAT	
FULL BATHS	1	1.00		HEATING/COOL	6	GRAVITY	0.98									ELECT	
1/2 BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00									EFF.YR/AGE	
FIXTURES	5	\$6,684														1960 / 56	
UNITS	1	1.00														COND	
																40 40 %	
																FUNC	
																0	
																ECON	
																0	
																DEPR	
																40 % GD 60	
																RCNLD	
																\$247,800	

