

CURRENT OWNER										PARCEL ID					LOCATION						
NITTI REALTY TRUST STEPHEN J NITTI TRUSTEE 6 ELDRIDGE POND RD HARWICH, MA 02645										7D-17-G32-0					18 RALPH ST						
										TRANSFER HISTORY					DOS		T	SALE PRICE		BK-PG (Cert)	
										NITTI REALTY TRUST NITTI STEPHEN J & KAREN					10/20/2016 12/14/1990		A QS	1 184,000		(211052) (122176)	
CD	T	AC/SF/UN		Nbhd		Infl1		Infl2		ADJ BASE		SAF	Infl3		Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	13,920		SC	1.00	100	1.00	100	1.00	311,400		2.41	100	1.00	R03	1.20			240,22		

TOTAL	13,920 SF	ZONING	R20	FRNT	136	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	N O T E				LAND	240,200	233,200
Inf1	100		BUILDING	172,700	186,000			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	412,900	419,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/14/2015

BUILDING	CD	ADJ	DESC	MEASURE			BLDG COMMENTS
MODEL	1		RESIDENTIAL				ATTIC ACCESS=SCUTTLE
STYLE	4	1.05	CAPE [100%]	LIST	5/23/2017	APK	
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	5/23/2017	APK	

YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	227,247
NET AREA	1,192	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	A	WDK	N	WOOD DECK	285		29.00	8,265	CONDITION ELEM	CD
\$NLA(RCN)	\$191	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	BMU	N	BSMT UNFINISHED	1,192		34.63	41,284	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	1,192	1982	142.63	170,020	INTERIOR	
				ROOF COVER	1	ASPH/CMP SHIN	1.00	F21	O		FPL 2S 1OP	1		5,158.00	5,158	KITCHEN	
CAPACITY		UNITS	ADJ	FLOOR COVER	1	HARDWOOD	1.00									BATHS	
STORIES		1.5	1.00	INT. FINISH	2	DRYWALL	1.00									HEAT	
ROOMS		0	1.00	HEATING/COOL	2	HOT WATER	1.00									ELECT	
BEDROOMS		3	1.00	FUEL SOURCE	2	GAS	1.00										
FULL BATHS		1	1.00														
1/2 BATHS		0	1.00														
FIXTURES		3	\$2,520														
UNITS		1	1.00														
																EFF.YR/AGE	1986 / 30
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$172,700