

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER						PARCEL ID						LOCATION										
RIVERVIEW REALTY TRUST JANE ENGLERT TRUSTEE 280 RIVERVIEW DR CHATHAM, MA 02633-1239						71-17-C103-0						280 RIVERVIEW DR										
						TRANSFER HISTORY						DOS		T	SALE PRICE		BK-PG (Cert)					
						RIVERVIEW REALTY TRUST						09/01/2016		A	1		(210571)					
						ENGLERT JANE						07/02/2015		QS	555,000		(206727)					
						MUNRO REALTY LLC						09/13/2013		O	330,000		(201438)					
CD	T	AC/SF/UN		Nbhd		Infl1		Infl2		ADJ BASE		SAF		Infl3		Lpi		VC	CREDIT AMT		ADJ VALUE	
100	S	22,178		MC	1.00	100	1.00	100	1.00	259,500		1.63		100	1.00	R03	1.00			215,080		

TOTAL	22,178 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	N O T E				LAND	215,100	208,800
Inf1	100		BUILDING	374,400	363,800			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	589,500	572,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL			
STYLE	4	1.05	CAPE [100%]	LIST		
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	12/18/2015	APK

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	402,559				
NET AREA	2,223	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	870		44.68	38,868	CONDITION ELEM	CD				
\$NLA(RCN)	\$181	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	435	2013	127.64	55,525	EXTERIOR	G				
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	33		45.35	1,496	INTERIOR	V				
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	BAS	L	BAS AREA	204	2013	150.34	30,668	KITCHEN	V				
				FLOOR COVER	1	HARDWOOD	1.00	D	AGR	N	ATTACHED GARAGE	484		46.70	22,604	BATHS	V				
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	1,584	1965	150.34	238,135	HEAT	O				
				HEATING/COOL	1	FORCED AIR	1.00	F12	O		FPL 1S 2OP	1		6,189.60	6,190	ELECT	U				
				FUEL SOURCE	2	GAS	1.00														
CAPACITY		UNITS	ADJ															EFF.YR/AGE		2009 / 7	
STORIES		1	1.00															COND	7 7 %		
ROOMS		6	1.00															FUNC	0		
BEDROOMS		3	1.00															ECON	0		
FULL BATHS		3	1.00															DEPR	7	% GD	93
1/2 BATHS		0	1.00															RCNLD	\$374,400		
FIXTURES		9	\$9,072																		
UNITS		1	1.00																		