

Key: 1334

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.453

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION				
GUADAGNO THOMAS M & SARAH 70 COURT ST CHATHAM, MA 02633				121-24H-H8				70 COURT ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
GUADAGNO THOMAS M & SARAH				11/20/2020	QS	1,140,125	33497-269					
WALTHER PETER G & DEBRA A				09/23/1999	A	1	12558-30					
WALTHER				10/11/1990	QS	89,000	7321-345					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,250	MC	1.00	90	0.90	100	1.00	R07	1.20		358,590

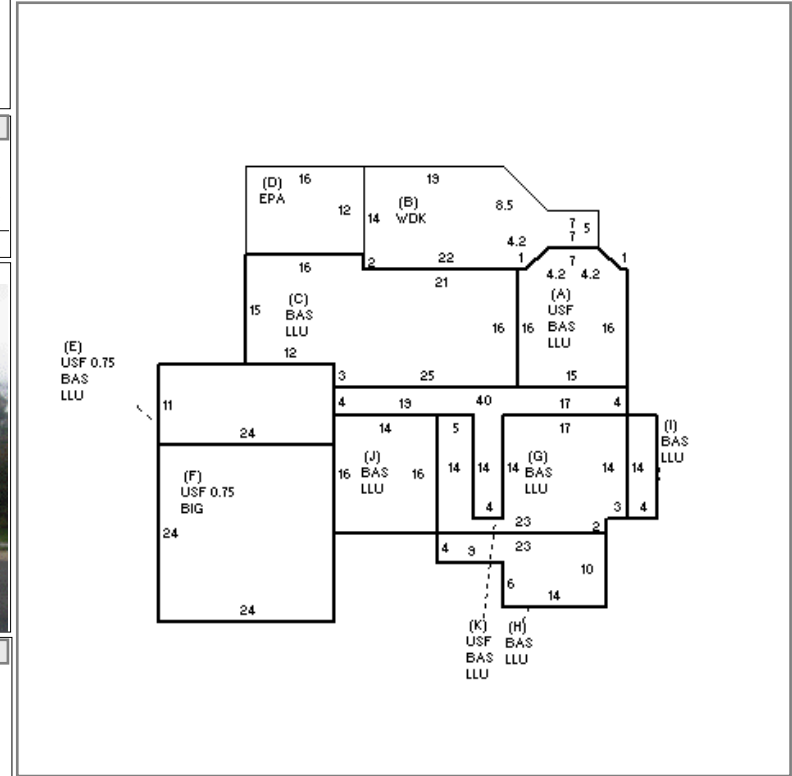
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
2000149	01/28/2021	98	SALES QUESTI				100	100
00-227	04/05/2007	50	Meas & List			RRC	100	100
VAR00-27	05/04/2000	99	n/a				100	100
	05/01/2000	1	New Construc	225,000			100	100
	03/23/2000	99	n/a				100	100

TOTAL	37,250 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE INFL1=TOPO/WET	LAND		358,600	298,800		
Inf1	90		BUILDING		1,324,900	1,220,400		
Inf2	100		DETACHED		0	0		
			OTHER		0	0		
		TOTAL		1,683,500	1,519,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/2/2021	NF
MODEL	1		RESIDENTIAL	LIST	11/2/2021	EST
STYLE	8	0.95	CONTEMPORARY [100%]	REVIEW	12/3/2021	EMZ
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2001	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,596,258
NET AREA	3,264	DETAIL ADJ	0.978	FOUNDATION	4	FLR & WALL	1.00	+	LLU	N	LOWER LEVEL UN	2,148		185.90	399,310	CONDITION ELEM	CD
\$NLA(RCN)	\$489	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	+	BAS	L	BAS AREA	2,148	2001	329.93	708,697	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,116	2001	279.96	312,435	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	WDK	N	WOOD DECK	363		90.52	32,859	KITCHEN	G
				FLOOR COVER	16	HARDWD/OTHER	1.00	D	EPA	N	ENCL PORCH	192		207.23	39,789	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	F	BIG	N	BUILT-IN GARAGE	576		119.61	68,896	HEAT	A
				HEATING/COOL	9	WARM/COOL AIR	1.03		F21	O	FPL 2S 1OP	1		16,082.80	16,083	ELECT	A
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.75	1.00														
ROOMS		6	1.00														
BEDROOMS		3	1.00														
FULL BATHS		3	1.00														
1/2 BATHS		1	1.00														
FIXTURES		15	\$18,191														
UNITS		1	1.00														
																EFF.YR/AGE	2005 / 17
																COND	17 17 %
																FUNC	0
																ECON	0
																DEPR	17 % GD 83
																RCNLD	\$1,324,900