Key: 1446

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.580

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JOY 1993 REVOCABLE TRUST JOY KEN & JUDITH TRSTES 30 AVALON POINT RD CHATHAM, MA 02633	12L-15D-L5	30 AVALON POINT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JOY 1993 REVOCABLE TRUST	05/17/1994	QS		9195-46

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	%
15-761	11/25/2015	10	Reroof	12,360	06/08/2016	WFF	100	100
	04/06/2007	50	Meas & List			RRC	100	100
95-311	08/08/1995	99	n/a	5,000			100	100
SP 95.34	08/07/1995	99	n/a				100	100
94-339	10/01/1994	1	New Construc	545,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NC 1.00	100 1.00	100 1.00	2,382,250	1.00	100 1.00	CFC 6.50			2,187,560
300	A	0.003	NC 1.00	100 1.00	100 1.00	124,800	1.00	100 1.00	CFC 6.50			370

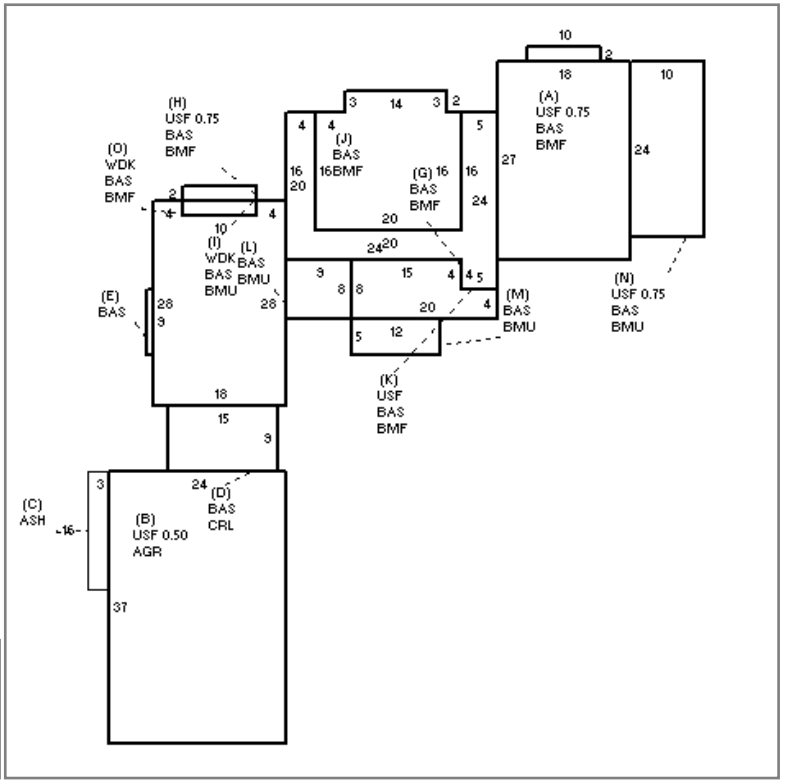
TOTAL	40,100 SF	ZONING	R40	FRNT	0
Nbhd	NORTH CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	2,187,900	1,823,200
BUILDING	2,200,700	1,875,900
DETACHED	9,700	9,200
OTHER	0	0
TOTAL	**4,398,300**	**3,708,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
STR	A 1.00	10 0.90		1995	160	30.00	4,300
SNA	G 1.20	10 0.90	8X5	1995	40	149.28	5,400

PHOTO 06/08/2016



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	V	2.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE		
LIST		
REVIEW	9/18/2018	APK

BLDG COMMENTS

BMF=5RMS,1F.BATH

YEAR BLT	1995	SIZE ADJ	1.000
NET AREA	3,960	DETAIL ADJ	1.030
$NLA(RCN)	$712	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	10	1.00
BEDROOMS	5	1.00
FULL BATHS	5	1.00
1/2 BATHS	1	1.00
FIXTURES	24	$46,474
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	16	HARDWD/OTHER	1.00
INT. FINISH	22	DRYWLI/DRYWLI	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMF	N	BSMT FINISH-SEP	1,772		255.21	452,232
+	USF	L	UP-STRY FIN	1,632	1995	458.94	748,985
B	AGR	N	ATTACHED GARAGE	888		175.01	155,408
C	ASH	N	ATT SHED	48		142.42	6,836
D	CRL	N	CRAWL SPACE	135		60.26	8,136
+	BAS	L	BAS AREA	2,328	1995	540.86	1,259,118
+	BMU	N	BSMT UNFINISHED	412		202.65	83,493
+	WDK	N	WOOD DECK	40		137.24	5,490
	F11	O	FPL 1S 1OP	1		17,571.00	17,571
	F22	O	FPL 2S 2OP	1		34,145.50	34,146
	ODS	O	OUT DOOR SHWR-A	1		3,471.00	3,471

TOTAL RCN	2,821,359
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD	$2,200,700		