

Key: 1495

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.629

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
THE HOYT FAMILY 2011 GST EXEMPT TRUST HOYT RICHARD S TRUSTEE 69 CHAMPLAIN RD CHATHAM, MA 02633				13A-12-17A				13 PORT FORTUNE LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
THE HOYT FAMILY 2011 GST				10/14/2020	A	1	33358-340				
STAGE HARBOR NOMINEE TRUS				10/06/2008	A	1	23195-282				
HOYT JUDITH UPTON				02/14/1997	A	375,000	10610-189				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
SS22-06	01/09/2020	20	Splits/Land				100 100
	04/16/2007	50	Meas & List			RRC	100 100
98-025	01/01/1998	99	n/a	5,000			100 100
1994107	05/11/1994	99	n/a				100 100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	CH	1.00	100	2,382,250	1.00	100	1.00	WV7	6.50	2,187,560
300	A	0.029	CH	1.00	100	124,800	1.00	100	1.00	WV7	6.50	3,620

DETACHED

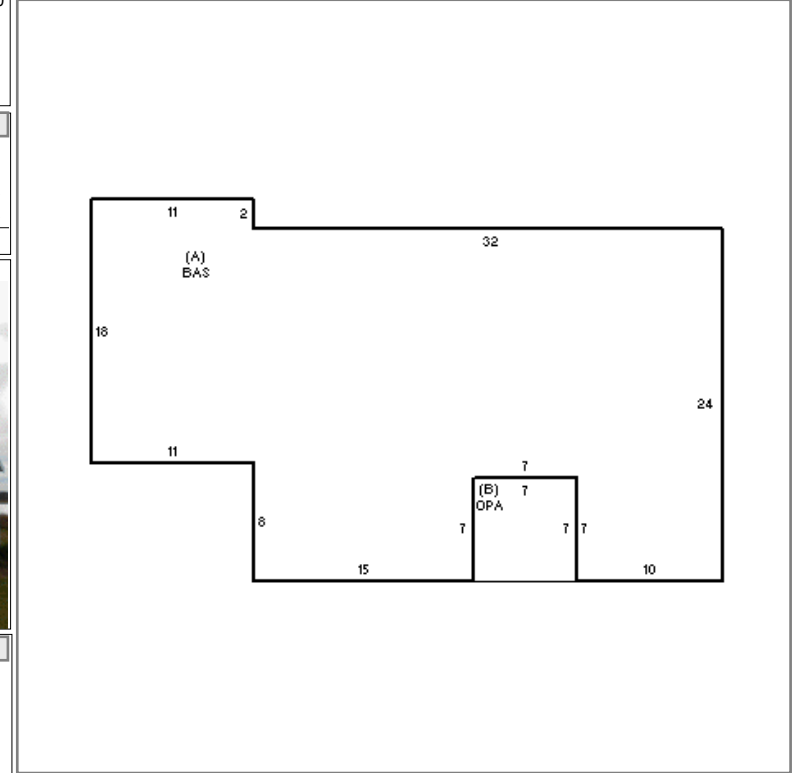
TOTAL	41,261 SF	ZONING	R20	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE Ex Harb Vw/driveway Easmnt	LAND		2,191,200	1,825,900		
Inf1	100		BUILDING		75,000	70,800		
Inf2	100		DETACHED		0	0		
			OTHER		0	0		
TOTAL					2,266,200	1,896,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/05/2012



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	1/24/2013	MR
MODEL	1		RESIDENTIAL				
STYLE	1	0.85	RANCH [100%]				
QUALITY	-	0.80	MINUS AVE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	144,180
NET AREA	917	DETAIL ADJ	0.646	FOUNDATION	2	SLAB	0.95	A	BAS	L	BAS AREA	917	1950	152.62	139,957		
\$NLA(RCN)	\$157	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	OPA	N	OPEN PORCH	49		60.88	2,983		
				ROOF SHAPE	1	GABLE	1.00										
				ROOF COVER	1	ASPH/CMP SHIN	1.00										
				FLOOR COVER	1	HARDWOOD	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	13	NONE	0.80										
				FUEL SOURCE	8	NONE	1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1960 / 62
COND	48 48 %
FUNC	0
ECON	0
DEPR	48 % GD 52

RCNLD	\$75,000
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