

Key: 1542

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.679

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
ROBERT C CANTU TRUST NO 1				13A2-10-N143				160 WAPOOS TRL				
CANTU ROBERT C TRUSTEE				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
11 BLACK BIRCH LN				ROBERT C CANTU TRUST NO 1				04/21/1995	QS	700,000	(136950)	
CONCORD, MA 01742												

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	%
11-471	11/18/2011	2	Additions	95,000	07/10/2013	SF	100	100
	01/31/2011	51	Meas			CE	100	100
	03/18/2010	50	Meas & List			CE	100	100
08-523	11/26/2008	2	Additions	420,000	03/18/2010		100	100
SP01-109	12/13/2001	75	SPECIAL PERM		01/31/2011		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	MOR 1.00	100	1.00	4,031,500	1.00	100	1.00	W11	11.00	3,702,020
300	A	1,901	MOR 1.00	100	1.00	211,200	1.00	100	1.00	W11	11.00	401,490

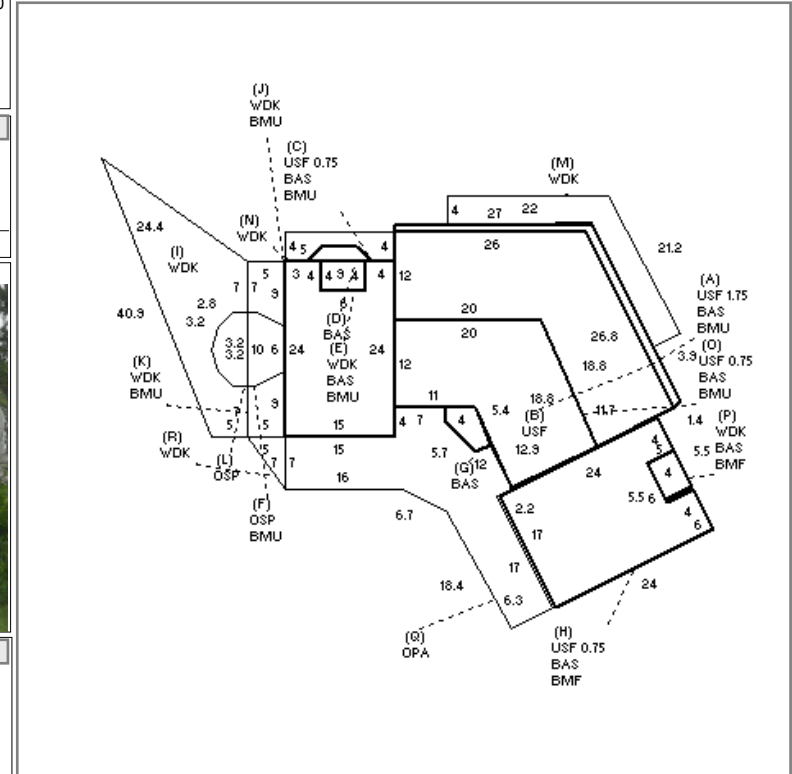
TOTAL	2.819 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MORRIS ISLAND	NOTE	Harbor View			LAND	4,103,500	3,419,400
Inf1	100		BUILDING	1,838,700	1,566,700			
Inf2	100		DETACHED	9,200	8,900			
			OTHER	0	0			
TOTAL						5,951,400	4,995,000	

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80	1982	160	12.30	1,600
STR	A	1.00	10 0.90	BP02-152 TIM	2002	30.00	6,000
PTD	A	1.00	10 0.90	2010	160	11.30	1,600



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST REVIEW	7/19/2013	DD
STYLE	4	1.00	CAPE [100%]			
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1975	SIZE ADJ	1.000
NET AREA	3,538	DETAIL ADJ	1.040
\$NLA(RCN)	\$675	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2.75	1.00
ROOMS		0	1.00
BEDROOMS		4	1.00
FULL BATHS		3	1.00
1/2 BATHS		2	1.00
FIXTURES		15	\$29,328
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	2	WOOD SHIN	1.01
FLOOR COVER	16	HARDWD/OTHER	1.00
INT. FINISH	2	DRYWALL	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
+	BMU	N	BSMT UNFINISHED	1,396		158.98	221,936
+	USF	L	UP-STRY FIN	1,820	1975	468.62	852,893
+	BAS	L	BAS AREA	1,718	1975	552.27	948,806
+	BMF	N	BSMT FINISH-SEP	406		255.21	103,616
+	WDK	N	WOOD DECK	641		137.24	87,970
+	OSP	N	OPEN SCR PORCH	81		185.19	15,000
Q	OPA	N	OPEN PORCH	372		178.83	66,526
	BMG	O	BSMT GARAGE	2		6,508.35	13,017
	F22	O	FPL 2S ZOP	1		34,145.50	34,146
	GFP	O	GAS LOG/FP/E FP	1		14,621.70	14,622

TOTAL RCN	2,387,859
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1995 / 27
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$1,838,700