

Key: 1554

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.691

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
JAMES D VAUGHAN JR 2018 TRUST LOIS M VAUGHAN 2018 TRUST 136 MAIN ST HINGHAM, MA 02043				13A2-9-N163				135 WAPOOS TRL				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
JAMES D VAUGHAN JR 2018 T				02/21/2018	A	1 (215444)						
VAUGHAN JR JAMES D				03/08/1999	A	1 (152257)						
TRUST DATED 11/20/85				05/07/1990	QS	535,000 (120440)						
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	11.00	OF6	11.00	3,702,020
300	A	1,881	MOR 1.00	100	1.00	211,200	1.00	100	11.00	OF6	11.00	397,270

LAND

TOTAL	2.799 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MORRIS ISLAND	N O T E	Harbor Frt/Topo-wet GREAT VIEW			LAND	4,099,300	3,415,900
Inf1	100		LAND BUILDING	5,240,000	4,676,600			
Inf2	100		DETACHED	35,900	34,100			
			OTHER	0	0			
<b>TOTAL</b>						<b>9,375,200</b>	<b>8,126,600</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPC	V	1.50	10 0.90	2000	608	65.53	35,900



BLDG COMMENTS

BU

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	19	1.30	NEW STYLE [100%]	REVIEW	1/21/2013	MR
QUALITY	E	3.50	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	2000	SIZE ADJ	1.000
NET AREA	5,425	DETAIL ADJ	1.352
\$NLA(RCN)	\$1,207	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	0	1.00	
BEDROOMS	5	1.00	
FULL BATHS	4	1.00	
1/2 BATHS	1	1.00	
FIXTURES	14	\$52,997	
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	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	3,388		212.18	718,851
A	USF	L	UP-STRY FIN	2,070	2000	873.91	1,809,003
+	OPA	N	OPEN PORCH	1,297		266.35	345,457
+	BAS	L	BAS AREA	3,355	2000	1,029.91	3,455,358
E	OSP	N	OPEN SCR PORCH	268		275.79	73,913
F21	O		FPL 2S 1OP	2		36,316.00	72,632
GFP	O		GAS LOG/FP/E FP	1		21,777.00	21,777

TOTAL RCN	6,549,988
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2002 / 20
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$5,240,000

