

Key: 1991

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.157

LEGAL

LAND

DETACHED


BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|------------|--------------|---------------|--|--|--|
| FLYNN BRIAN N NOW BRIAN N FLYNN TRUST 54 ROWLAND DR N CHATHAM, MA 02650 | | | | 13J-19-AR4 | | | | 54 ROWLAND DR | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| BRIAN N FLYNN TRUST | | | | 05/01/2023 | A | 1 | 35761-123 | | | | |
| FLYNN BRIAN N | | | | 05/16/2012 | A | 1 | 26335-178 | | | | |
| FLYNN MARGARET & BRIAN N | | | | 06/20/2008 | A | 1 | 22993-173 | | | | |

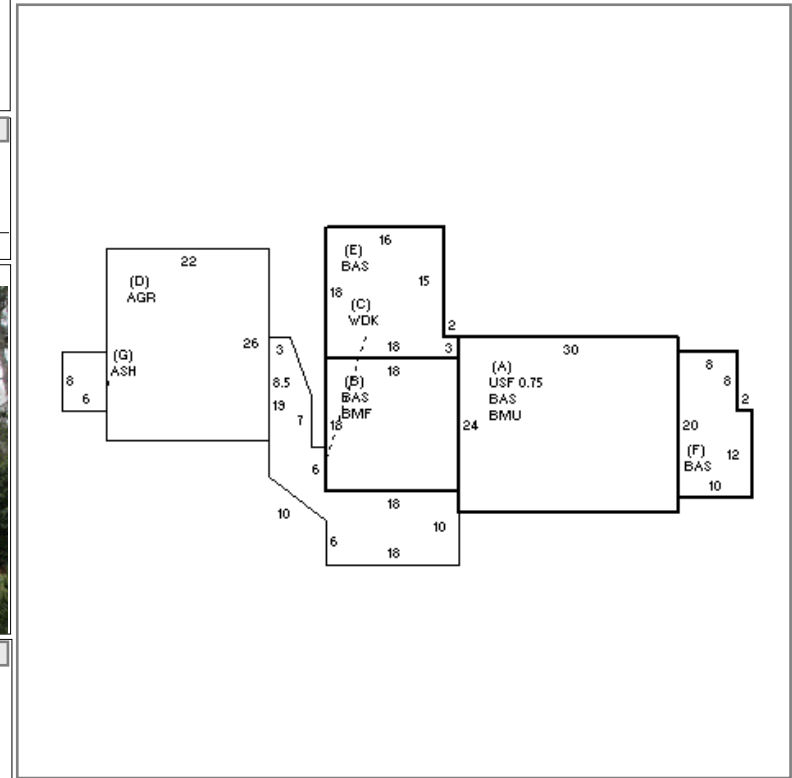
| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|---------------|-------------|---------|------------|-----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 08-192 | 03/19/2009 | 51 | Meas | | | RRC | 100 | 100 |
| | 04/17/2008 | 2 | Additions | 130,000 | 03/19/2009 | RRC | 100 | 100 |
| | 03/13/2008 | 50 | Meas & List | | | RRC | 100 | 100 |
| 07-620 | 12/18/2007 | 3 | Renovations | 150,000 | 03/19/2009 | | 100 | 100 |
| 00-289 | 06/01/2000 | 2 | Additions | 9,000 | | | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 20,436 | NC | 1.00 | 100 | 1.00 | 100 | 1.00 | R05 | 1.30 | | 389,760 |

| TOTAL | 20,436 SF | ZONING | R40 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|---------------|---|----------|---------|---------|--------------|------------------|----------------|
| Nbhd | NORTH CHATHAM | NOTE WView Easement to 10Ft Wide footpath and Beach pinbkpg 223/133 | | | | LAND | 389,800 | 324,800 |
| Inf1 | 100 | | BUILDING | 679,400 | 625,700 | | | |
| Inf2 | 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 1,069,200 | 950,500 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 01/12/2013 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
| | | | | | | | |  | |

| BUILDING | CD | ADJ | DESC | MEASURE | | |
|----------|----|------|-------------------|---------|----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW | 1/6/2020 | APK |
| QUALITY | + | 1.20 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1970 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 808,835 | |
|------------|-------|------------|-------|--------------|----|---------------|------|---|-----|-----|-----------------|----------|------|-----------|---------|----------------|---------|--|
| NET AREA | 2,062 | DETAIL ADJ | 1.030 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 720 | | 94.63 | 68,132 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$392 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | + | BAS | L | BAS AREA | 1,044 | 1970 | 300.81 | 314,045 | EXTERIOR | G | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UP-STRY FIN | 540 | 1970 | 255.25 | 137,833 | INTERIOR | G | |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | B | BMF | N | BSMT FINISH-SEP | 324 | | 130.32 | 42,223 | KITCHEN | A | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | C | WDK | N | WOOD DECK | 314 | | 70.08 | 22,006 | BATHS | A | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | D | AGR | N | ATTACHED GARAGE | 572 | | 92.60 | 52,969 | HEAT | U | |
| | | | | HEATING/COOL | 9 | WARM/COOL AIR | 1.03 | E | BAS | L | BAS AREA | 294 | 2008 | 300.81 | 88,438 | ELECT | U | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | F | BAS | L | BAS AREA | 184 | 2007 | 300.81 | 55,349 | | | |
| | | | | | | | | | G | ASH | N | ATT SHED | 48 | | 72.73 | 3,491 | | |
| | | | | | | | | | F11 | O | FPL 1S 1OP | 1 | | 8,972.40 | 8,972 | | | |
| | | | | | | | | | GFP | O | GAS LOG/FP/E FP | 1 | | 7,466.40 | 7,466 | | | |

| EFF.YR/AGE | 2006 / 16 |
|------------|------------|
| COND | 16 16% |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 16 % GD 84 |
| RCNLD | \$679,400 |