

Key: 2006

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.172

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
ROSS DAVID LINCOLN JR & ROBIN H 22 LINCOLN ST HINGHAM, MA 02043				13J-34-R19				15 HIGH POINT DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ROSS DAVID LINCOLN JR & R				09/08/2015	O	630,000	29123-309					
SALOMONSON PETER W				02/03/2014	A	1	27969-280					
SALOMONSON BRADFORD W				04/02/1984	A	99	4053-14					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,770	NC	1.00	1.00	733,000	1.72	100	1.00	R09	2.00	601,180

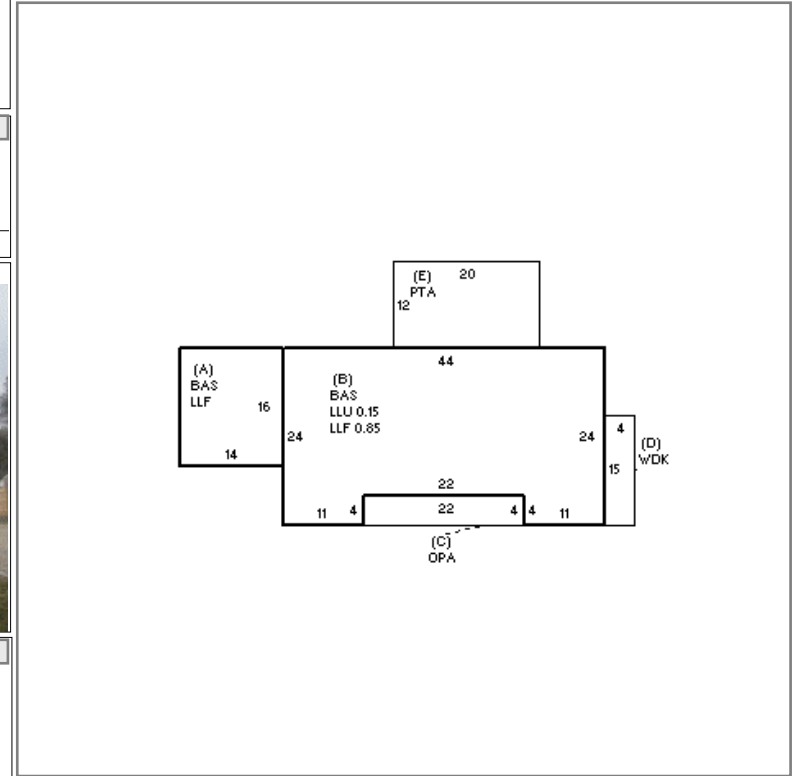
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-424	05/10/2023	12	INSULATION	6,000			100	100
22-373	05/12/2022	13	SH.MTL/FHAIR	5,000			100	100
21-907	10/07/2021	2	Additions	164,160	03/08/2023	NF	100	100
16-845	12/16/2016	3	Renovations	70,000	05/26/2017	NF	100	100
	02/11/2016	98	SALES QUESTI				100	100

LAND

TOTAL	20,770 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE POOL, TENNIS AND DOCK ASSOCIATION RIGHTS				LAND	601,200	501,000
Inf1	100		BUILDING	499,900	455,100			
Inf2	100		DETACHED	1,000	900			
			OTHER	0	0			
<b>TOTAL</b>							<b>1,102,100</b>	<b>957,000</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	20 0.80 8X10	1999	80	15.24	1,000	03/08/2023



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/14/2022	NF
MODEL	1		RESIDENTIAL	LIST	4/14/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/22/2023	EMZ
QUALITY	+	1.20	PLUS AVE [100%]	BLDG COMMENTS LLF=1RM,1BDRM,1BATH		
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	568,040			
NET AREA	1,192	DETAIL ADJ	0.892	FOUNDATION	4	FLR & WALL	1.00	A	LLF	N	LOWER LEVEL FIN	224		187.34	41,965	CONDITION ELEM CD				
\$NLA(RCN)	\$477	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,192	1965	254.57	303,444	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	B	LLF	N	LOWER LEVEL FIN	823		187.34	154,183	INTERIOR	V			
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	LLU	N	LOWER LEVEL UN	145		143.44	20,798	KITCHEN	V			
				FLOOR COVER	1	HARDWOOD	1.00	C	OPA	N	OPEN PORCH	88		91.32	8,036	BATHS	V			
				INT. FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	60		70.08	4,205	HEAT	U			
				HEATING/COOL	11	HT-WT/COOL AIR	1.05	E	PTA	N	PATIO/STOOP	240		21.48	5,155	ELECT	U			
				FUEL SOURCE	2	GAS	1.00	F12	O	FPL 1S 2OP	1		12,451.20	12,451	EFF.YR/AGE 2010 / 12					
													GFP	O	GAS LOG/FP/E FP	1	7,466.40	7,466	COND	12 12 %
													ODS	O	OUT DOOR SHWR-A	1	1,772.40	1,772	FUNC	0
															ECON	0	DEPR 12 % GD 88			
															RCNLD		\$499,900			