Key: 2037

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2,203

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DUNCAN MICHAEL S & ELISABETH Q **131 LANDING LN** **N CHATHAM, MA 02650**	**13K-25-R7**	**131 LANDING LN**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DUNCAN MICHAEL S & ELISAB	01/20/2017	U	1,400,000	30249-104
KENYON MARILYN D TRUSTEE	08/03/2001	A	1	14110-98
KENYON MARILYN D	09/03/1963	QS	42,500	1216-67

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

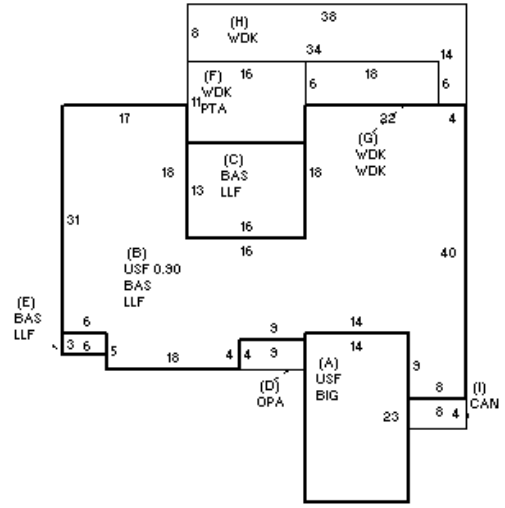
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18-041	01/17/2018	3	Renovations		01/29/2019	TCK	100	100
	11/13/2017	98	SALES QUESTI				0	0
17-579	09/05/2017	1	New Construc	1,000,000	01/29/2019	TCK	100	100
17-574	09/05/2017	5	Demolitions		07/10/2018	MR	100	100
	05/12/2008	50	Meas & List			RRC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,550	NC 1.00	100 1.00	100 1.00	1,905,800	1.74	100 1.00	CF4 5.20			1,560,450

TOTAL	20,550 SF	ZONING	R40	FRNT	0
Nbhd	NORTH CHATHAM	NOTE	Ex Wv. RYDERS COVE ASSOC.=DOCK,POOL,TENNIS COURTS		
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	1,560,500	1,300,300
BUILDING	3,247,000	2,694,000
DETACHED	0	0
OTHER	0	0
TOTAL	**4,807,500**	**3,994,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/29/2019

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	19	1.30	NEW STYLE [100%]
QUALITY	V	2.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/10/2018	MR
LIST	7/10/2018	MR
REVIEW	5/1/2019	TD

BLDG COMMENTS

LLF=FR/BR/EX RM/BATH/HALF BATH

YEAR BLT	2017	SIZE ADJ	1.000
NET AREA	3,565	DETAIL ADJ	1.339
$NLA(RCN)	$959	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	5	1.00
FULL BATHS	4	1.00
1/2 BATHS	2	1.00
FIXTURES	20	$50,346
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	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
A	BIG	N	BUILT-IN GARAGE	322		195.25	62,870
+	USF	L	UP-STRY FIN	1,751	2017	581.13	1,017,557
+	LLF	N	LOWER LEVEL FIN	1,814		504.01	914,270
+	BAS	L	BAS AREA	1,814	2017	684.86	1,242,344
D	OPA	N	OPEN PORCH	36		178.86	6,439
F	PTA	N	PATIO/STOOP	176		42.06	7,403
+	WDK	N	WOOD DECK	720		137.24	98,813
I	CAN	N	CANOPY	32		102.45	3,278
	GEN	O	GENERATOR	1		0.00	
	GFP	O	GAS LOG/FP/E FP	1		14,621.70	14,622

TOTAL RCN	3,417,941

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2017 / 5		
COND	5	5 %	
FUNC	0		
ECON	0		
DEPR	5	% GD	95
RCNLD	$3,247,000		