Key: 2065

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2,234

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GRATTAN DOUGLAS H & TRACY S 75 OLD SALT WORKS RD CHATHAM, MA 02633	13M-12-C39	75 OLD SALT WORKS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GRATTAN DOUGLAS H & TRACY	09/28/2004	QS	985,000	(174527)
ANDRUS ROGER	05/08/2001	QS	825,000	(161407)
RICHARDS EDNA TRUSTEE	08/13/1997	A	1	(145458)

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	%
16-368	06/09/2016	3	Renovations	40,000	06/12/2017	NF	100	100
	03/14/2008	51	Meas			RRC	100	100
07-046	02/02/2007	2	Additions	120,000	03/14/2008		100	100
	07/08/2005	50	Meas & List			JB	100	100
	02/13/2004	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	21,937	NC 1.00	100 1.00	100 1.00	1,374,375	1.64	100 1.00	R11 3.75			1,137,120

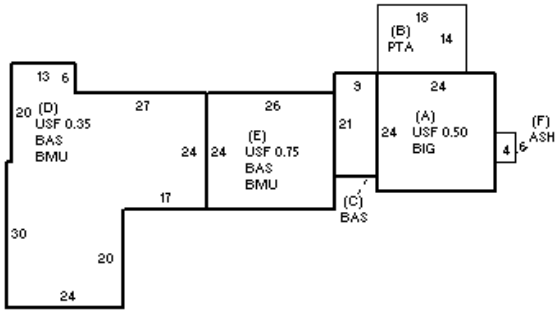
TOTAL	21,937 SF	ZONING	R40	FRNT	0
Nbhd	NORTH CHATHAM	NOTE	ASSOC. BEACHES, DOCK		
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	1,137,100	758,000
BUILDING	1,079,800	982,600
DETACHED	0	0
OTHER	0	0
TOTAL	**2,216,900**	**1,740,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/12/2017



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	+	1.20	PLUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE		
LIST		
REVIEW	7/20/2017	TD

BLDG COMMENTS

YEAR BLT	1963	SIZE ADJ	1.000
NET AREA	3,632	DETAIL ADJ	1.050
$NLA(RCN)	$338	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	0	1.00
BEDROOMS	3	1.00
FULL BATHS	3	1.00
1/2 BATHS	0	1.00
FIXTURES	12	$12,096
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	1	ASPH/CMP SHIN	1.00
FLOOR COVER	16	HARDWD/OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	576		92.60	53,339
A	USF	L	UP-STRY FIN	288	2007	241.06	69,425
B	PTA	N	PATIO/STOOP	252		21.48	5,413
C	BAS	L	BAS AREA	189	2007	284.09	53,693
+	BMU	N	BSMT UNFINISHED	2,152		76.17	163,919
+	BAS	L	BAS AREA	2,152	1963	284.09	611,358
+	USF	L	UP-STRY FIN	1,003	1963	241.06	241,781
F	ASH	N	ATT SHED	24		72.70	1,745
	F21	O	FPL 2S 1OP	1		12,451.20	12,451
	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	1,226,992

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2010 / 12		
COND	12	12 %	
FUNC	0		
ECON	0		
DEPR	12	% GD	88
RCNLD			$1,079,800