Key: 2069

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2,238

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CHERYL A FENTON TRUST FENTON CHERYL A TRUSTEE 21 ISAAC SPRAGUE DR HINGHAM, MA 020143	13M-16-C35	76 EASTWARD RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CHERYL A FENTON TRUST	11/13/2014	A	1	(204957)
FENTON CHERYL A	10/23/1998	99	425,000	(150576)
WRIGHT JOHN M & PATRICIA	11/06/1987	A	1	(112710)

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	%
	02/24/2004	50	Meas & List			RRC	100	100
03-628	12/04/2003	2	Additions	28,000	05/09/2019	APK	100	100
P2003628	11/10/2003	2	Additions	13,440	05/09/2019	APK	100	100
SP01-98	11/29/2001	99	n/a				100	100
P2001233	11/13/2001	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,672	NC 1.00	100 1.00	100 1.00	1,374,375	1.73	100 1.00	R11 3.75			1,126,400

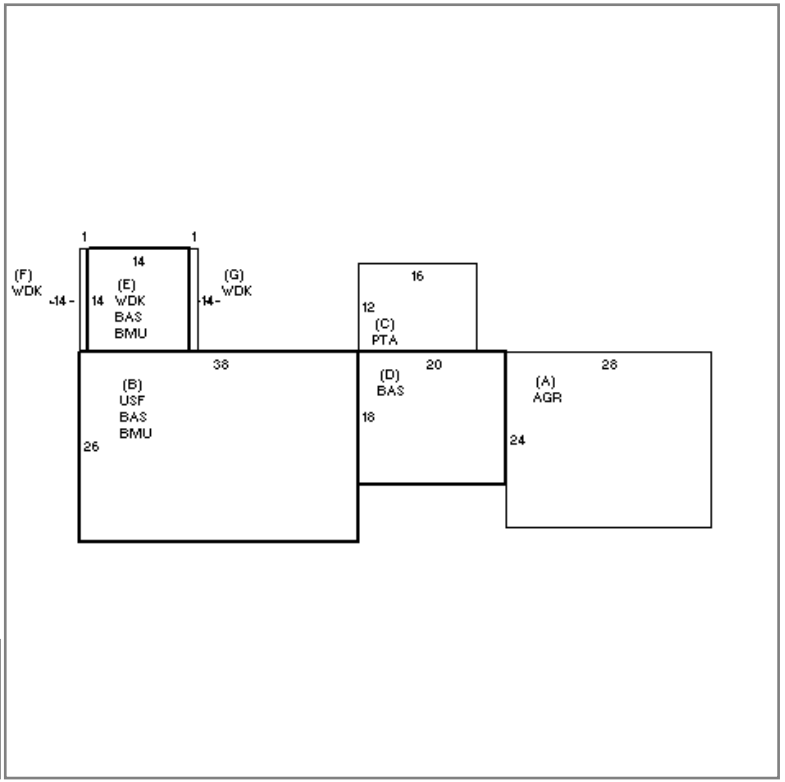
TOTAL	20,672 SF	ZONING	R40	FRNT	0
Nbhd	NORTH CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	1,126,400	750,900
BUILDING	691,400	637,400
DETACHED	0	0
OTHER	0	0
TOTAL	**1,817,800**	**1,388,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/03/2013



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.20	PLUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/9/2019	APK
LIST		
REVIEW	5/9/2019	APK

YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	2,532	DETAIL ADJ	1.050
$NLA(RCN)	$359	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	0	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	1	1.00
FIXTURES	8	$8,064
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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATTACHED GARAGE	672		91.25	61,318
+	BMU	N	BSMT UNFINISHED	1,184		83.77	99,185
B	USF	L	UP-STRY FIN	988	1977	251.84	248,821
C	PTA	N	PATIO/STOOP	192		21.48	4,124
+	BAS	L	BAS AREA	1,348	1977	296.80	400,085
E	BAS	L	BAS AREA	196	2003	296.80	58,172
+	WDK	N	WOOD DECK	224		70.08	15,698
	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	909,691
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1991 / 31	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$691,400