

Key: 2180

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2360

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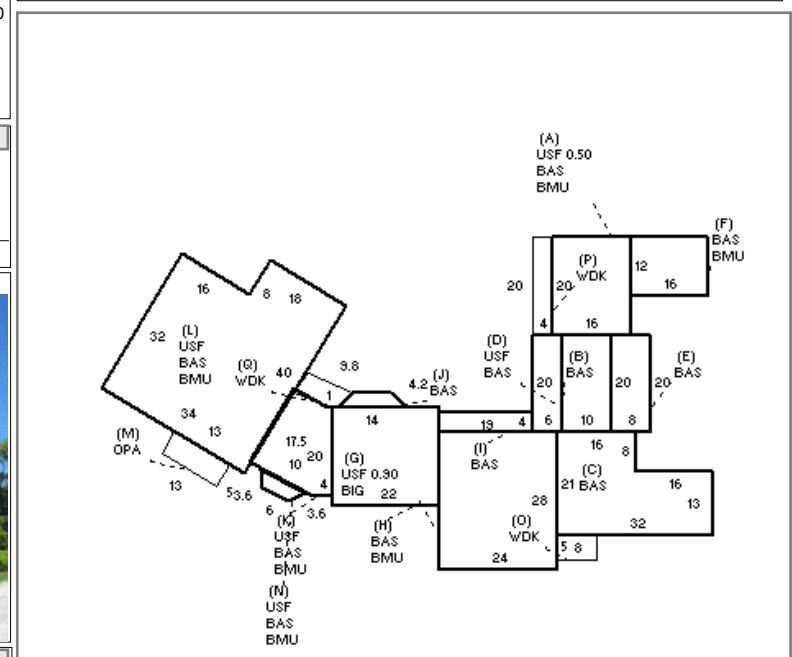
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
MAMAMOYCKE LLC 173 FOREST ST WELLESLEY, MA 02481				14A3-21-N70				112 TISQUANTUM RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MAMAMOYCKE LLC				06/30/2022	QS	3,825,000	(230389)					
CHERYL A NIXON REV TRUST				12/30/2021	A	1	(211414)					
CHERYL A NIXON REV TRUST				11/28/2016	A	1	(211414)					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	MOR	1.00	100	1.00	1.00	100	1.00	R13	3.20	1,076,950
300	A	0.091	MOR	1.00	100	1.00	1.00	100	1.00	R13	3.20	5,590

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	%
16-247	04/25/2016	3	Renovations	34,750	05/11/2017	NF	100	100
	04/05/2016	98	SALES QUESTI				0	0
15-308	06/04/2015	1	New Construc	678,000	05/11/2017	NF	100	100
98-179	03/01/1998	99	n/a	2,500			100	100
1983019	02/08/1983	99	n/a				100	100

TOTAL	1.009 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MORRIS ISLAND	NOTE				LAND	1,082,500	902,100
Inf1	100		BUILDING	3,094,500	2,789,700			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	4,177,000	3,691,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/19/2018	MR
MODEL	1		RESIDENTIAL	LIST	6/19/2018	MR
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/28/2021	APK
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,598,294	
NET AREA	6,048	DETAIL ADJ	1.040	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,451		146.88	359,994			
\$NLA(RCN)	\$595	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	384	1983	447.70	171,917			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,636	1983	527.62	863,183			
				ROOF COVER	2	WOOD SHIN	1.01	G	BIG	N	BUILT-IN GARAGE	672		178.69	120,080			
				FLOOR COVER	2	SOFTWOOD	1.00	+	USF	L	UP-STRY FIN	2,080	2015	447.70	931,220			
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	1,948	2015	527.62	1,027,801			
				HEATING/COOL	9	WARM/COOL AIR	1.03	M	OPA	N	OPEN PORCH	65		178.85	11,626			
				FUEL SOURCE	2	GAS	1.00	+	WDK	N	WOOD DECK	164		137.25	22,508			
									BMG	O	BSMT GARAGE	1		6,509.50	6,510			
									F21	O	FPL 2S 1OP	1		24,383.60	24,384			
									GFP	O	GAS LOG/FP/E FP	1		14,621.70	14,622			
									KIT	O	EXTRA KITCHEN	1		3,830.50	3,831			
									ODS	O	OUT DOOR SHWR-A	1		3,471.00	3,471			
																EFF.YR/AGE	2008 / 14	
																COND	14 14 %	
																FUNC	0	
																ECON	0	
																DEPR	14 % GD 86	
																RCNLD	\$3,094,500	