

Key: 2317

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.516

LEGAL

LAND


DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--|---|----------|------|------------|------|---------------|------|-------------------|------|-----|------------|-----------|
| 40 BEARSES BYWAY LLC 13 UNIVERSITY LN MANCHESTER, MA 01944 | | | | 14D-30-21 | | | | 40 BEARSES BY-WAY | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | | |
| 40 BEARSES BYWAY LLC | | | | 05/19/2022 | B | 10 35129-36 | | | | | | |
| MEROLA PHILLIP B | | | | 07/06/2004 | A | 10 18794-221 | | | | | | |
| MEROLA REALTY TRUST | | | | 04/14/1998 | A | 100 11355-243 | | | | | | |
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 3,800 | CH | 1.00 | 100 | 1,466,000 | 7.39 | 100 | 1.00 | R03 | 4.00 | 945,400 |

| 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 | % |
| 12-566 | 12/04/2012 | 5 | Demolitions | 3,500 | 07/17/2013 | SF | 100 | 100 |
| 12-567 | 12/04/2012 | 1 | New Construc | | 04/18/2014 | MR | 100 | 100 |
| | 02/14/2004 | 50 | Meas & List | | | RRC | 100 | 100 |
| 03-526 | 10/21/2003 | 10 | Reroof | 3,900 | | | 100 | 100 |
| P2003526 | 09/30/2003 | 10 | Reroof | | | | 100 | 100 |

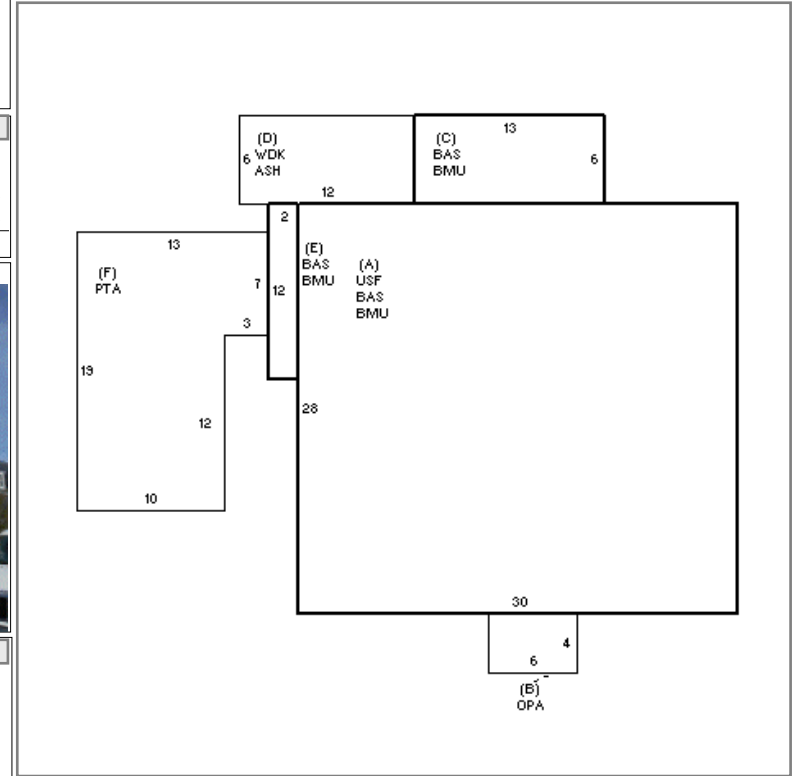
| TOTAL | 3,800 SF | ZONING | Gb1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|----------|---------------------------------|----------|---------|---------|----------|-----------|-----------|
| Nbhd | CHATHAM | NOTE Commercial Encroachment | | | | LAND | 945,400 | 787,800 |
| Inf1 | 100 | | LAND | 481,100 | 443,000 | | | |
| Inf2 | 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 1,426,500 | 1,230,800 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 04/22/2014 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
| | | | | | | | |  | |



| BUILDING | CD | ADJ | DESC | MEASURE | 6/15/2022 | APK |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/17/2013 | SF |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW | 6/15/2002 | APK |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS |
|---------------|
| BORDERLINE + |



| BUILDING | CD | ADJ | DESC | MEASURE | 6/15/2022 | APK |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/17/2013 | SF |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW | 6/15/2002 | APK |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 2012 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 534,534 | | |
|------------|-------|------------|-------|--------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|-----------|----|
| NET AREA | 1,782 | DETAIL ADJ | 1.050 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 942 | | 73.43 | 69,169 | | | | |
| \$NLA(RCN) | \$300 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | + | BAS | L | BAS AREA | 942 | 2012 | 262.43 | 247,206 | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UP-STRY FIN | 840 | 2012 | 222.68 | 187,049 | | | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | B | OPA | N | OPEN PORCH | 24 | | 76.08 | 1,826 | | | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | D | ASH | N | ATT SHED | 72 | | 60.60 | 4,363 | | | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | D | WDK | N | WOOD DECK | 72 | | 58.40 | 4,205 | | | | |
| | | | | HEATING/COOL | 11 | HT-WT/COOL AIR | 1.05 | F | PTA | N | PATIO/STOOP | 211 | | 17.90 | 3,777 | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | G | FP | O | GAS LOG/FP/E FP | 1 | | 6,222.00 | 6,222 | | | | |
| | | | | | | | | O | ODS | O | OUT DOOR SHWR-A | 1 | | 1,477.00 | 1,477 | | | | |
| | | | | | | | | | | | | | | | | COND | 10 | 10% | |
| | | | | | | | | | | | | | | | | FUNC | 0 | | |
| | | | | | | | | | | | | | | | | ECON | 0 | | |
| | | | | | | | | | | | | | | | | DEPR | 10 | % GD | 90 |
| | | | | | | | | | | | | | | | | RCNLD | | \$481,100 | |