

Key: 2319

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.517

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
MEROLA PHILIP B & CHERYL A 13 UNIVERSITY LN MANCHESTER, MA 01944-1632				14D-34-13				39 BEARSES BY-WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MEROLA PHILIP B & CHERYL				09/03/1999	QS	226,000	12520-305					
MARLIN DEVELOPMENT LLC				01/07/1999	O	159,000	11973-293					
CHATHAM FIVE PARTNERS				11/14/1985	N	145,000	4801-214					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,662	CH	1.00	1.00	1,466,000	5.23	1.00	R03	4.00		996,840

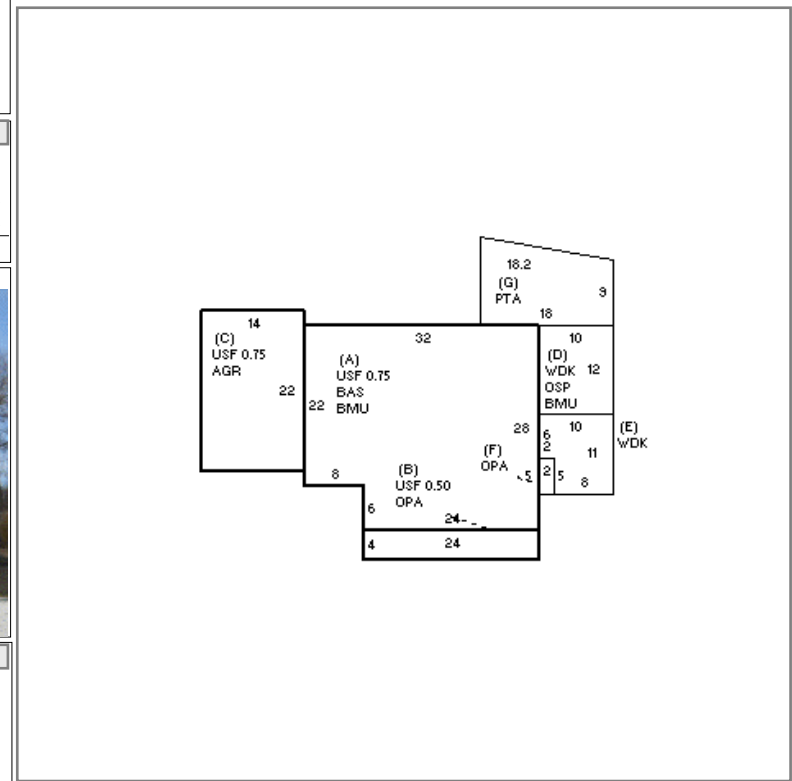
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
12-568	07/17/2013	50	Meas & List			SF	100	100
12-568	12/04/2012	5	Demolitions	3,500	07/17/2013	SF	100	100
12-569	12/04/2012	1	New Construc	275,000	04/22/2014	MR	100	100
	02/06/2008	50	Meas & List			RRC	100	100
07-185	05/04/2007	10	Reroof	2,800	02/06/2008		100	100

LAND

TOTAL	5,662 SF	ZONING	Gb1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE				LAND	996,800	830,700
Inf1	100		BUILDING	609,400	560,900			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
TOTAL			1,606,200	1,391,600				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/17/2013	SF
MODEL	1		RESIDENTIAL	LIST	7/17/2013	SF
STYLE	4	1.00	CAPE [100%]	REVIEW	5/14/2014	MR
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BLDG

YEAR BLT	2012	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	677,120			
NET AREA	1,763	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	968		87.53	84,728	CONDITION ELEM	CD			
\$NLA(RCN)	\$384	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	848	2012	309.54	262,488	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	915	2012	262.65	240,328	INTERIOR	A			
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	OPA	N	OPEN PORCH	106		91.32	9,680	KITCHEN	A			
				FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATTACHED GARAGE	308		100.43	30,934	BATHS	A			
				INT. FINISH	2	DRYWALL	1.00	D	OSP	N	OPEN SCR PORCH	120		94.56	11,347	HEAT	A			
				HEATING/COOL	9	WARM/COOL AIR	1.03	+	WDK	N	WOOD DECK	220		70.08	15,418	ELECT	A			
				FUEL SOURCE	2	GAS	1.00	G	PTA	N	PATIO/STOOP	189		21.48	4,060					
									GFP	O	GAS LOG/FP/E FP	1		7,466.40	7,466					
									ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772					
																			EFF.YR/AGE	2012 / 10
																			COND	10 10 %
																			FUNC	0
																			ECON	0
																			DEPR	10 % GD 90
																			RCNLD	\$609,400