Key: 2695

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2,909

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DAVID W GRAINGER REVOCABLE TRUST EVELYN J GRAINGER REVOCABLE TRUST 1429 MASSACHUSETTS AVE LEXINGTON, MA 02420	14H-26-23	258 ORLEANS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DAVID W GRAINGER REVOCABL	07/25/2013	A	1	27571-222
GRAINGER DAVID W & EVELYN	08/15/2008	QS	593,000	23104-2
COLLINS SUSAN P & EDWARD	02/20/2007	H	281,000	21791-231

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	%
16-257	04/28/2016	3	Renovations		07/12/2018	NF	100	100
	02/10/2010	50	Meas & List			RRC	100	100
09-307	08/24/2009	2	Additions	6,900	02/10/2010		100	100
	03/13/2008	50	Meas & List			RRC	100	100
07-229	05/29/2007	2	Additions	200,000	03/13/2008		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,400	MC 1.00	100 1.00	100 1.00	366,500	2.35	100 1.00	MR3 1.00			284,150

TOTAL	14,400 SF	ZONING	SB	FRNT	0

Nbhd	MID CHATHAM
Infl1	100
Infl2	100

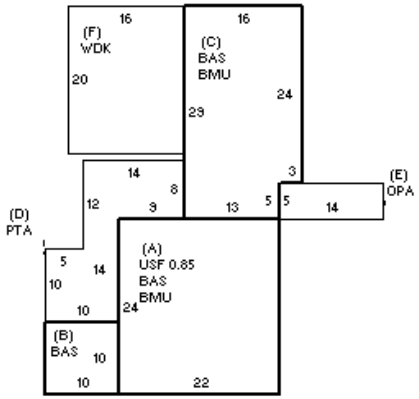
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	284,200	213,100
BUILDING	468,800	426,800
DETACHED	28,500	27,100
OTHER	0	0
TOTAL	**781,500**	**667,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUL	G 1.20	10 0.90	22X24	2007	528	60.00	28,500

PHOTO 01/18/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	OLD STYLE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/18/2022	NF
LIST	1/18/2022	EST
REVIEW	2/8/2022	EMZ

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	1,526	DETAIL ADJ	1.050
$NLA(RCN)	$334	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.85	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
FULL BATHS	2	1.00
1/2 BATHS	1	1.00
FIXTURES	9	$7,560
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	2	SOFTWOOD	1.00
INT. FINISH	1	PLASTER	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
+	BMU	N	BSMT UNFINISHED	977		72.80	71,127
A	USF	L	UP-STRY FIN	449	1930	229.87	103,211
+	BAS	L	BAS AREA	628	1930	270.90	170,126
C	BAS	L	BAS AREA	449	2007	270.90	121,634
D	PTA	N	PATIO/STOOP	232		17.90	4,153
E	OPA	N	OPEN PORCH	70		76.10	5,327
F	WDK	N	WOOD DECK	320		58.40	18,688
	GFP	O	GAS LOG/FP/E FP	1		6,222.00	6,222
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	509,525

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

EFF.YR/AGE	2014 / 8	
COND	8	8 %
FUNC	0	
ECON	0	
DEPR	8	% GD 92
RCNLD		$468,800