

Key: 2808

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.032

LEGALS

LAND

DETACHED

BUILDING

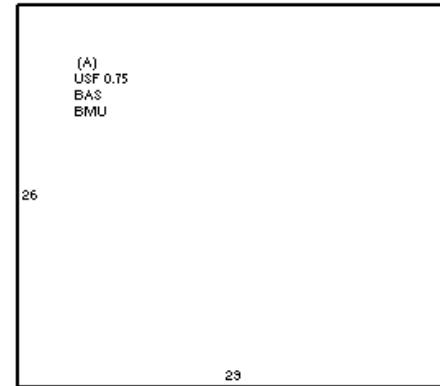
CURRENT OWNER				PARCEL ID				LOCATION			
CARPENTER FAMILY TRUST CARPENTER JOHN K & MARGARET C TRSTES 58 MEADOWBROOK RD NORWELL, MA 02061				14I-48-28				51 KENDRICK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CARPENTER FAMILY TRUST				02/25/2021	A	100	33828-334				
CARPENTER JOHN K & MARGAR				05/16/1989	Q	156,500	6737-160				

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	%
1989126	02/13/2008 07/28/1989	50 99	Meas & List n/a			RRC	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,500	NC	1.00	1.00	733,000	1.50	1.00	R08	2.00		617,460

TOTAL	24,500 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE	LAND	617,500	591,700			
Inf1	100		BUILDING	259,000	235,700			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>876,500</b>	<b>827,400</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	7/27/2021	APK
MODEL	1		RESIDENTIAL	LIST			
STYLE	4	1.00	CAPE [100%]				
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,320	DETAIL ADJ	1.000
\$NLA(RCN)	\$307	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		0	1.00
BEDROOMS		2	1.00
FULL BATHS		2	1.00
1/2 BATHS		0	1.00
FIXTURES		6	\$4,800
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	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	754		77.81	58,671
A	BAS	L	BAS AREA	754	1960	266.83	201,188
A	USF	L	UP-STRY FIN	566	1960	226.41	128,149
	F21	O	FPL 2S 1OP	1		10,376.00	10,376
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	404.661
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$259,000