

Key: 3131

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.390

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
24 KENT PLACE REALTY LLC 853 TOWNSEND RD GROTON, MA 01450-1100		15D-94-69		24 KENT PL	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
24 KENT PLACE REALTY LLC		02/28/2011	A	100	25283-58
SUZANNE E SINNERY & DAVID		01/28/2011	A	99	25218-149
24 KENT PLACE REALTY ,LLC		02/22/2003	A	100	16437-1

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 %
	02/15/2008	50	Meas & List			RRC	100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,825	CH	1.00	100	1,466,000	3.25	100	1.00	R03	4.00	1,075,400

TOTAL	9,825 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE	LAND	1,075,400	896,100			
Inf1	100		BUILDING	293,000	266,700			
Inf2	100		DETACHED	1,600	1,500			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,370,000</b>	<b>1,164,300</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	1981	192	11.81	1,600



BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	LIST
STYLE	4	1.00	CAPE [100%]	REVIEW
QUALITY	A	1.00	AVERAGE [100%]	5/22/2017
FRAME	1	1.00	WOOD FRAME [100%]	APK

(B) 12  
PTA

10

34

(A)  
USF 0.75  
BAS  
BMU 0.25

24

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,428	DETAIL ADJ	1.000
\$NLA(RCN)	\$263	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		0	1.00
BEDROOMS		4	1.00
FULL BATHS		1	1.00
1/2 BATHS		1	1.00
FIXTURES		5	\$4,000
UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUND 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	24	SOFTWD/ASPH TL	1.00
INT. FINISH	12	PLASTR/DRYWLI	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	204		90.48	18,458
A	BAS	L	BAS AREA	816	1900	261.78	213,615
A	USF	L	UP-STRY FIN	612	1900	222.13	135,945
B	PTA	N	PATIO/STOOP	120		17.90	2,148
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	375,643
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$293,000