

Key: 324

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 375

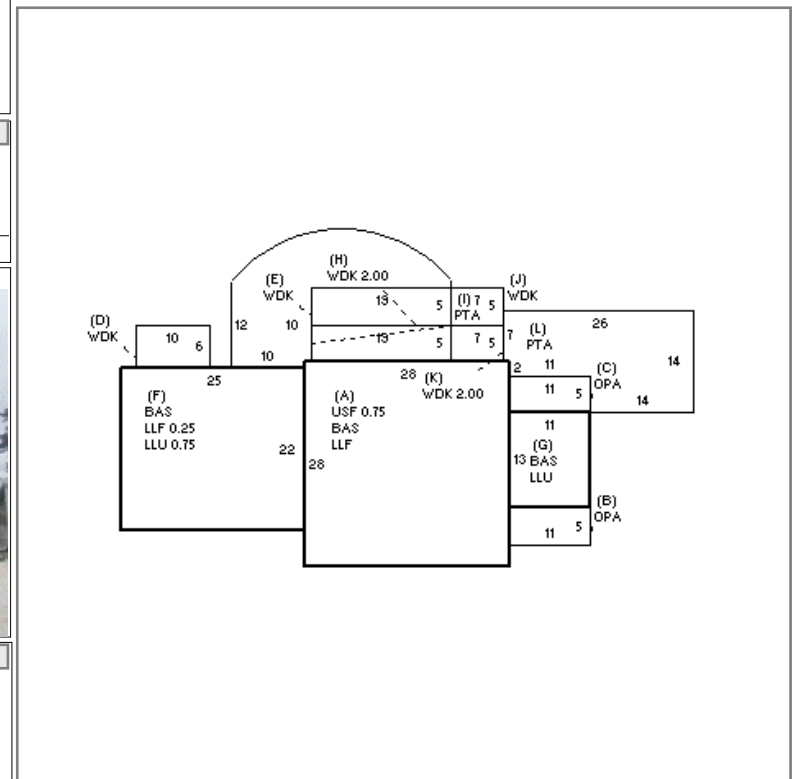
LEGALS AND

CURRENT OWNER				PARCEL ID				LOCATION				
TANTOCO ROBERT & RYON CHRISTOPHER 83 ROBBINS RD SUDBURY, MA 01776-2933				10G-15-B1				420 OLD QUEEN ANNE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
TANTOCO ROBERT & RYON CHR				09/15/2017	H	519,950	30765-334					
HELLIESEN-SCHWEHM WENDY				08/29/2006	A	1	21309-141					
HELLIESEN-SCHWEHM WENDY				08/28/2006	A	1	21309-136					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,100	MC	1.00	1.00	733,000	1.30	1.00	1.00	PF5	2.00	635,600

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	%
21-1118	01/04/2022	3	Renovations	19,250	05/04/2023	NF	100	100
21-119	02/08/2021	11	Window Rplc	21,080	03/31/2022	TCK	100	100
		8	Cyc. Reinsp.		12/12/2019	NF	100	100
		3	Renovations	3,500	02/14/2019	TCK	100	100
18-193	03/19/2018	98	SALES QUESTI				100	100
	10/20/2017							

TOTAL	29,100 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	635,600	529,600
Inf1	100		BUILDING	631,100	501,400			
Inf2	100		DETACHED	2,800	2,700			
			OTHER	0	0			
TOTAL						1,269,500	1,033,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	30 0.70 18X20		360	11.30	2,800



BUILDING	CD	ADJ	DESC	MEASURE	12/12/2019	NF
MODEL	1		RESIDENTIAL	LIST	12/27/2019	TCK
STYLE	4	1.00	CAPE [100%]	REVIEW	5/24/2023	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
LLF=FAM RM/HALF BATH (PER CONTRACTOR 3/31/22)

YEAR BLT	1975	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	760,343
NET AREA	2,065	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	LLF	N	LOWER LEVEL FIN	922		171.29	157,926	CONDITION ELEM	CD
\$NLA(RCN)	\$368	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,477	1975	232.75	343,772	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	588	1975	197.50	116,128	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	OPA	N	OPEN PORCH	110		76.10	8,371	KITCHEN	V
				FLOOR COVER	3	W/W CARPET	1.00	+	WDK	N	WOOD DECK	450		58.40	26,280	BATHS	G
				INT. FINISH	2	DRYWALL	1.00	+	LLU	N	LOWER LEVEL UN	556		131.14	72,915	HEAT	A
				HEATING/COOL	9	WARM/COOL AIR	1.03	+	PTA	N	PATIO/STOOP	598		17.90	10,704	ELECT	U
				FUEL SOURCE	2	GAS	1.00		F22	O	FPL 2S 2OP	1		14,530.00	14,530		
									ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477		
																EFF.YR/AGE	2005 / 17
																COND	17 17 %
																FUNC	0
																ECON	0
																DEPR	17 % GD 83
																RCNLD	\$631,100