

Key: 3457

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.751

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
26 EMERY LANE REALTY TRUST HOULE DENNIS J & CYNTHIA M TRSTES 68 HUTCHINSON RD WINCHESTER, MA 01890				15H-82-2C				26 EMERY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
26 EMERY LANE REALTY TRUS				11/10/2020	A	1 (224350)					
HOULE DENNIS J & CYNTHIA				02/23/2004	QS	525,000 (172165)					
HESSLER ELIZABETH				03/18/2003	QS	437,500 (168598)					

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	%
19-800	11/08/2019	3	Renovations	20,000	04/07/2021	NF	100	100
16-659	10/18/2016	4	Outbuildings	3,500	07/17/2018	NF	100	100
14-463	08/12/2014	2	Additions	22,000	04/20/2015	MW	100	100
01-598	07/13/2005	50	Meas & List			JB	100	100
	12/17/2001	99	n/a	4,000			100	100

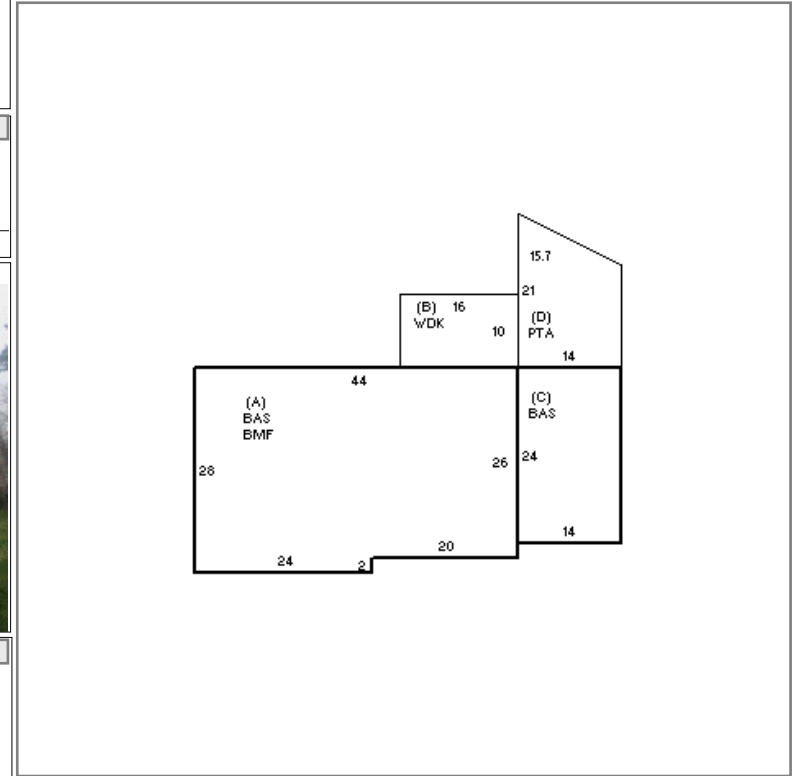
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,920	NC	1.00	90 0.90	100 1.00	659,700	2.41	100	1.00	R09 2.00	508,900

TOTAL	13,920 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	N O T E	Abuts Comm			LAND	508,900	424,100
Inf1	90		LAND	402,800	366,700			
Inf2	100		DETACHED	1,700	1,700			
			OTHER	0	0			
						<b>TOTAL</b>	<b>913,400</b>	<b>792,500</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X12	2017	96	14.26	1,200
OSH	A	1.00	10 0.90 5X8	2017	40	13.78	500



BLDG COMMENTS
BMR=FR/BATH (ESTIMATED)



BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW
MODEL	1		RESIDENTIAL			
STYLE	1	0.85	RANCH [100%]		4/20/2015	EST
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]		6/15/2021	EMZ

YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	516,428		
NET AREA	1,528	DETAIL ADJ	0.892	FOUNDATION	4	FLR & WALL	1.00	A	BMF	N	BSMT FINISH-SEP	1,192		108.60	129,451	CONDITION ELEM	CD		
\$NLA(RCN)	\$338	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	1,192	1982	230.14	274,323	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	160		58.40	9,344	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	BAS	L	BAS AREA	336	2019	230.14	77,326	KITCHEN	A		
				FLOOR COVER	13	HARDWD/CARPET	1.00	D	PTA	N	PATIO/STOOP	245		17.90	4,386	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 10P	1		7,477.00	7,477	BATHS	A		
				HEATING/COOL	11	HT-WT/COOL AIR	1.05		GFP	O	GAS LOG/FP/E FP	1		6,222.00	6,222	HEAT	A		
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477	ELECT	A		
																		EFF.YR/AGE	1997 / 25
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$402,800