

Key: 3550

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.849

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
THE FRANK W BENSON 1996 GST C/O ROPES & GRAY LLP 800 BOYLSTON ST BOSTON, MA 02199				15K-3-5				239 CRANBERRY LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
THE FRANK W BENSON 1996 G				01/14/2021	A	1	33681-46				
THE FRANK W BENSON 1996 G				01/14/2021	A	1	33681-40				
BENSON FRANK W				11/04/1999	J	300,000	12647-145				

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	%
P2002584	02/13/2003	50	Meas & List			JB	100	100
02-585	11/21/2002	99	n/a	10,000			100	100
P2002585	11/21/2002	3	Renovations	300,000			100	100
P2002236	11/21/2002	2	Additions	16,140			100	100
	09/06/2002	99	n/a				100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	38,731	NC	1.00	1.00	2,199,000	1.03	100	1.00	OV3	6.00	2,006,640

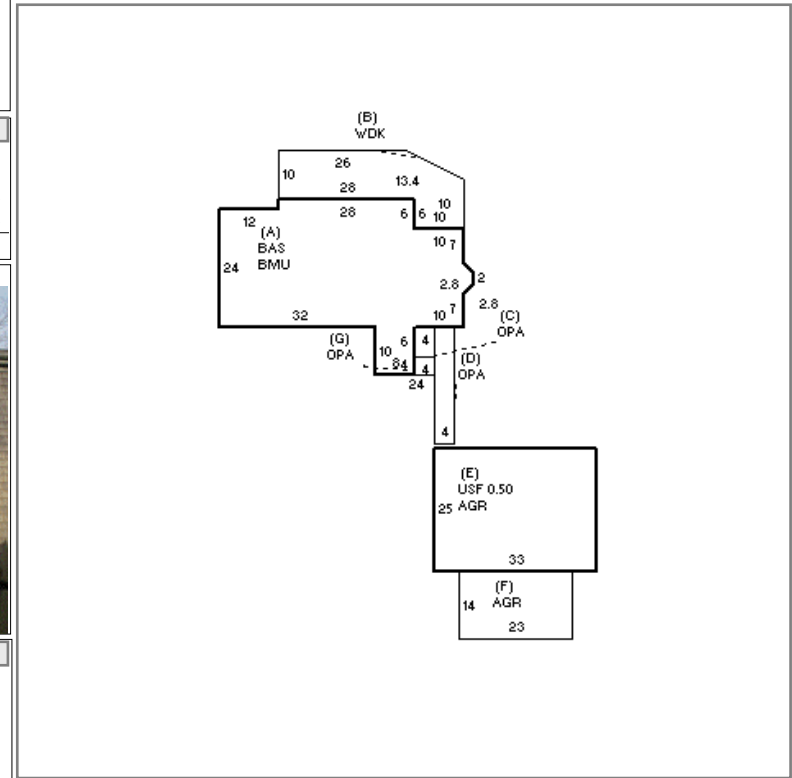
TOTAL	38,731 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	N O T E	Ocn Wv	LAND	2,006,600	1,393,400		
Inf1	100		BUILDING	574,000	528,600			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	2,580,600	1,922,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	0.85	RANCH [100%]	REVIEW	1/16/2013	MR
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	691,622		
NET AREA	1,717	DETAIL ADJ	0.858	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,304		82.18	107,167	CONDITION ELEM CD			
\$NLA(RCN)	\$403	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	1,304	1967	259.15	337,926	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	404		70.08	28,313	INTERIOR			
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	OPA	N	OPEN PORCH	136		91.32	12,420	KITCHEN			
				FLOOR COVER	1	HARDWOOD	1.00	+	AGR	N	ATTACHED GARAGE	1,147		88.11	101,066	BATHS			
				INT. FINISH	2	DRYWALL	1.00	E	USF	L	UP-STRY FIN	413	2002	219.89	90,816	HEAT			
				HEATING/COOL	16	ELECT BB W/AC	1.01	F11	O		FPL 1S 1OP	1		8,972.40	8,972	ELECT			
				FUEL SOURCE	3	ELECTRIC	1.00												
CAPACITY		UNITS	ADJ																
STORIES		1	1.00																
ROOMS		0	1.00																
BEDROOMS		2	1.00																
FULL BATHS		2	1.00																
1/2 BATHS		0	1.00																
FIXTURES		6	\$4,942																
UNITS		1	1.00																
																EFF.YR/AGE	2005 / 17		
																COND	17 17 %		
																FUNC	0		
																ECON	0		
																DEPR	17	% GD	83
																RCNLD	\$574,000		