

Key: 3604

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.906

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
HEBERT MANDY M 44 EASTERN POINT DR SHREWSBURY, MA 01545				16A-42-H72				20 CLAM SHELL DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HEBERT MANDY M				02/09/2021	QS	860,000	(225307)					
CLAM SHELL COTTAGES LLC				08/15/2019	A	1	(220267)					
LIGHTHOUSE REALTY TRUST				10/29/2003	N	675,000	(171039)					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,075	CH	1.00	100	1,108,663	3.85	MDW	1.10	R09	2.75	791,250

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
95-129	03/01/1995	14	DECK	9,000			100 100
95-128	03/01/1995	14	DECK	6,500			100 100
94-456	12/01/1994	9	Foundation	19,950			100 100
94-457	12/01/1994	9	Foundation	19,950			100 100
1994100	05/09/1994	75	SPECIAL PERM				100 100

DE
T
A
C
H
E
D

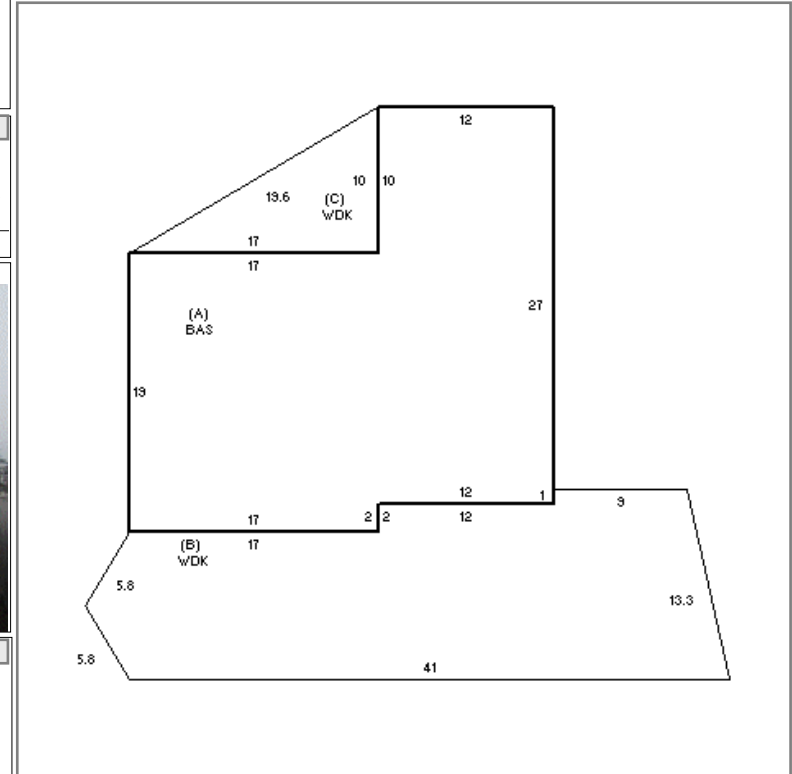
TOTAL	8,075 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE DEEDED RIGHTS TO CHATHAM HARBOR				LAND	791,300	599,400
Inf1	100		BUILDING	174,700	151,400			
Inf2	100		DETACHED	1,200	1,200			
						OTHER	167,900	145,500
						TOTAL	1,135,100	897,500

B
U
I
L
D
I
N
G

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	A	1.00	20 0.80 BLDG #1		45	16.60	600
WDK	A	1.00	20 0.80 BLDG #2		45	16.60	600



BLDG COMMENTS
#22



U
N
I
T
S

BUILDING	CD	ADJ	DESC	MEASURE	12/29/2021	NF	TOTAL RCN	229,914	
MODEL	1		RESIDENTIAL	LIST	12/29/2021	EST		CONDITION ELEM	CD
STYLE	6	0.85	COTTAGE [100%]	REVIEW	2/3/2022	EMZ		EXTERIOR	G
QUALITY	A	1.00	AVERAGE [100%]					INTERIOR	G
FRAME	1	1.00	WOOD FRAME [100%]				KITCHEN	A	
							BATHS	A	
							HEAT	U	
							ELECT	U	

YEAR BLT	1948	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	229,914
NET AREA	647	DETAIL ADJ	0.850	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	647	1948	284.26	183,913		
\$NLA(RCN)	\$355	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	WDK	N	WOOD DECK	552		58.40	32,237		
				ROOF SHAPE	1	GABLE	1.00		BMG	O	BSMT GARAGE	1		2,770.00	2,770		
				ROOF COVER	1	ASPH/CMP SHIN	1.00		F11	O	FPL 1S 1OP	1		7,477.00	7,477		
				FLOOR COVER	12	HARDWD/SOFTWD	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	5	ELECTRIC BB	1.00										
				FUEL SOURCE	3	ELECTRIC	1.00										

CAPACITY	UNITS	ADJ	EFF.YR/AGE	1991 / 31	
STORIES	1	1.00	COND	24	24 %
ROOMS	4	1.00	FUNC	0	
BEDROOMS	2	1.00	ECON	0	
FULL BATHS	1	1.00	DEPR	24	% GD 76
1/2 BATHS	0	1.00	RCNLD		\$174,700
FIXTURES	3	\$2,040			
UNITS	1	1.00			

Key: 3604

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.907

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
HEBERT MANDY M 44 EASTERN POINT DR SHREWSBURY, MA 01545		16A-42-H72		20 CLAM SHELL DR	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
----	---	----------	------	------	------	----------	-----	------	-----	----	------------	-----------

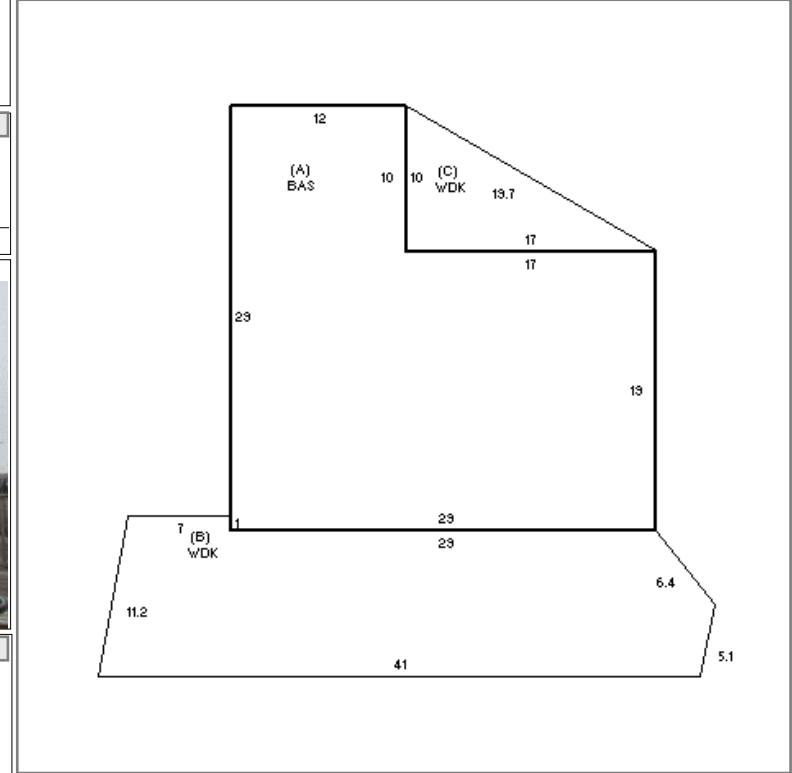
DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	167,900	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
----	------	------	----------	----	-------	-----------	-------



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/29/2021	NF
MODEL	1		RESIDENTIAL	LIST	12/29/2021	EST
STYLE	6	0.85	COTTAGE [100%]	REVIEW	2/3/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1948	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	671	DETAIL ADJ	0.807	FOUNDATION	2	SLAB	0.95	A	BAS	L	BAS AREA	671	1948	266.01	178,491
\$NLA(RCN)	\$329	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	WDK	N	WOOD DECK	492		58.40	28,733
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00		BMG	O	BSMT GARAGE	1		2,770.00	2,770
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00		F11	O	FPL 1S 1OP	1		7,477.00	7,477
ROOMS	4	1.00		FLOOR COVER	21	SOFTWD/HARDWD	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00								
FULL BATHS	1	1.00		HEATING/COOL	5	ELECTRIC BB	1.00								
1/2 BATHS	0	1.00		FUEL SOURCE	3	ELECTRIC	1.00								
FIXTURES	3	\$1,937													
UNITS	1	1.00													

TOTAL RCN	220,885
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	U
ELECT	U
EFF.YR/AGE	1991 / 31
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$167,900