

Key: 3615

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.919

LEGAL

CURRENT OWNER						PARCEL ID						LOCATION					
346 BRIDGE STREET REALTY TRUST ATT: MARY QUINLAN -VERITAS BOSTON 1050 HINGHAM 2ND FL ROCKLAND, MA 02730						16B-10-8						346 BRIDGE ST					
TRANSFER HISTORY						DOS		T		SALE PRICE		BK-PG (Cert)					
346 BRIDGE STREET REALTY						07/11/2013	A			1	27533-39						
CAMPANELLI RUSSELL F						05/15/2002	QS			1,195,000	15161-322						
JOSTRAND						10/30/1997	99			340,000	11035-98						

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,326	CH	1.00	100	1,511,813	1.22	MDW	1.10	R10	3.75	1,327,710

TOTAL	31,326 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE			LAND	1,327,700	1,106,400	
Inf1	100		BUILDING	1,111,200	992,800			
Inf2	100		DETACHED	0	0			
						OTHER	155,100	143,000
						TOTAL	2,594,000	2,242,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	
BMF=1BDRM,1BATH	

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	19	1.30	NEW STYLE [100%]	REVIEW	5/10/2017	APK
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

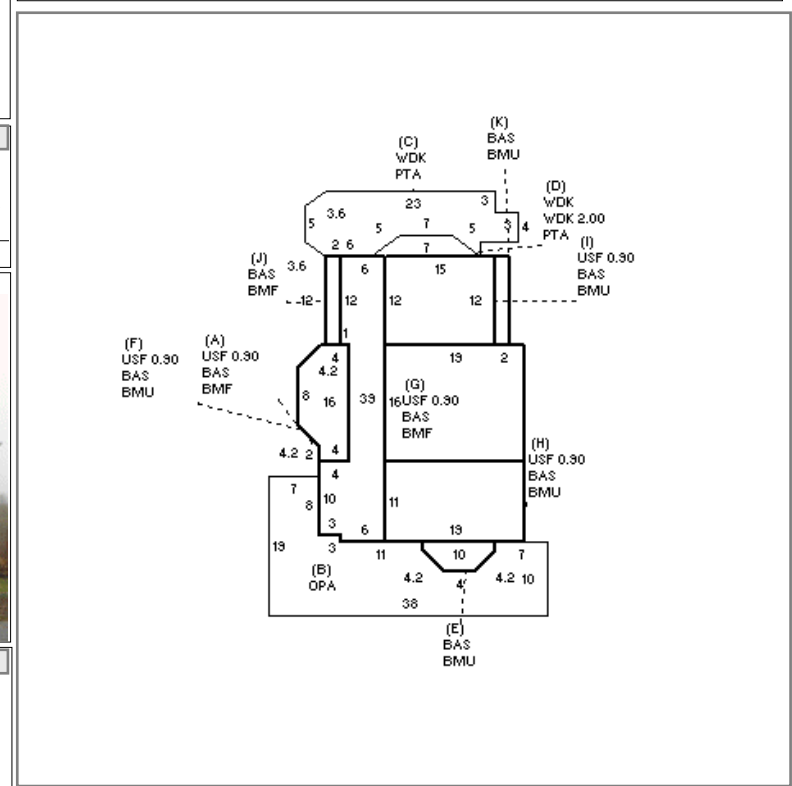
YEAR BLT	2009	SIZE ADJ	1.000
NET AREA	2,051	DETAIL ADJ	1.339
\$NLA(RCN)	\$623	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	0	1.00
BEDROOMS	3	1.00
FULL BATHS	3	1.00
1/2 BATHS	1	1.00
FIXTURES	14	\$23,245
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMF	N	BSMT FINISH-SEP	576		168.33	96,959
EXT. COVER	2	CLAPBOARD	1.00	+	BAS	L	BAS AREA	1,117	2009	505.63	564,791
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	934	2009	429.04	400,728
ROOF COVER	1	ASPH/CMP SHIN	1.00	B	OPA	N	OPEN PORCH	415		117.96	48,952
FLOOR COVER	1	HARDWOOD	1.00	+	PTA	N	PATIO/STOOP	236		27.74	6,547
INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	302		90.52	27,337
HEATING/COOL	9	WARM/COOL AIR	1.03	+	BMU	N	BSMT UNFINISHED	541		134.20	72,604
FUEL SOURCE	2	GAS	1.00	F31	O		FPL 3ST 1OP	1		36,057.70	36,058

TOTAL RCN	1,277,220
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2009 / 13
COND	13 13%
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$1,111,200

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 %
09-334	03/16/2010	50	Meas & List		03/16/2010	CE	100 100
09-335	09/18/2009	5	Demolitions	7,000	03/16/2010	MR	100 100
05-446	09/18/2009	1	New Construc	650,000	04/18/2012		100 100
	09/22/2005	99	n/a	1,000			100 100
	03/22/2004	50	Meas & List			RRC	100 100



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Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.920

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
346 BRIDGE STREET REALTY TRUST ATT: MARY QUINLAN -VERITAS BOSTON 1050 HINGHAM 2ND FL ROCKLAND, MA 02730		16B-10-8		346 BRIDGE ST	
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	%

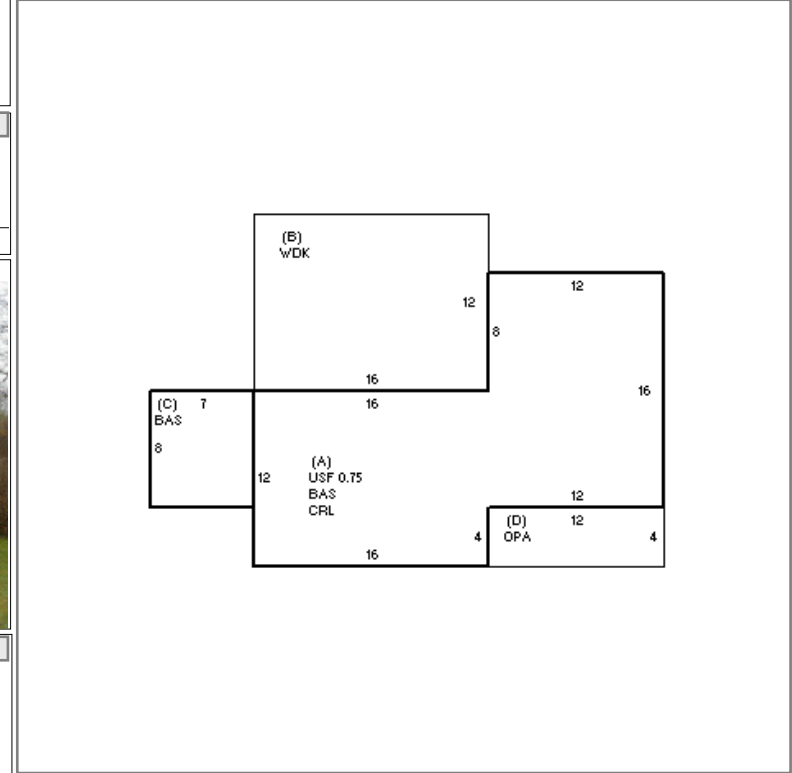
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	155,100	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

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

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	1		RESIDENTIAL	LIST	
STYLE	4	1.00	CAPE [100%]		
QUALITY	-	0.80	MINUS AVE [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		2/2/2018 APK

BLDG COMMENTS

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YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	204,101
NET AREA	728	DETAIL ADJ	1.040	FOUNDATION	6	CRAWL	1.00	A	CRL	N	CRAWL SPACE	384		21.53	8,266	CONDITION ELEM	CD
\$NLA(RCN)	\$280	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	288	1973	225.59	64,969	EXTERIOR	
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	192		46.72	8,970	INTERIOR	
STORIES	1.75	1.00		ROOF COVER	2	WOOD SHIN	1.01	+	BAS	L	BAS AREA	440	1973	265.85	116,976	KITCHEN	
ROOMS	0	1.00		FLOOR COVER	2	SOFTWOOD	1.00	D	OPA	N	OPEN PORCH	48		60.88	2,922	BATHS	
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00									HEAT	
FULL BATHS	1	1.00		HEATING/COOL	9	WARM/COOL AIR	1.03									ELECT	
1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00										
FIXTURES	3	\$1,997															
UNITS	1	1.00															
																EFF.YR/AGE	1993 / 29
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$155,100