Key: 367

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 422

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
EMMANUEL DONNA 428 OLD COMERS RD CHATHAM, MA 02633	10I-2A-6A	428 OLD COMERS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
EMMANUEL DONNA	02/09/2018	QS	705,000	31076-83
BACHNER KATHERINE 1/2 &	12/20/2016	A	1	30180-162
WHITING FAMILY IRREVOCABL	12/06/2011	A	100	25897-320

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

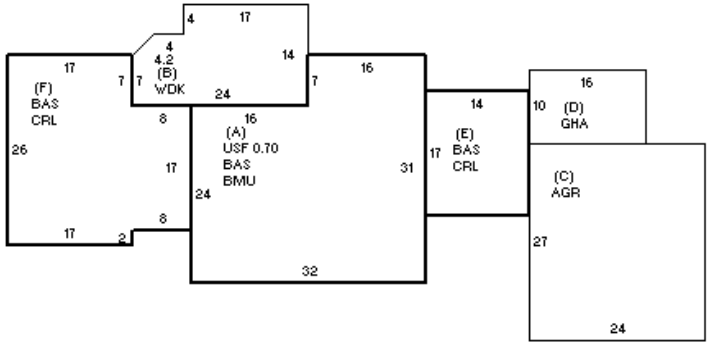
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18-830	10/18/2018	3	Renovations	8,710	02/13/2019	TCK	100	100
	04/23/2018	98	SALES QUESTI				100	100
11-457	11/08/2011	11	Window Rplc	3,900	04/10/2012	MR	100	100
	05/09/2007	50	Meas & List			RRC	100	100
	01/04/2002	50	Meas & List			JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,800	MC 1.00	100 1.00	100 1.00	733,000	1.59	100 1.00	PF5 2.00			610,260

TOTAL	22,800 SF	ZONING	R60	FRNT	0
Nbhd	MID CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	610,300	508,500
BUILDING	433,600	394,600
DETACHED	2,800	2,700
OTHER	0	0
TOTAL	**1,046,700**	**905,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PDK	E 1.80	30 0.70	3X24		1	4,008.78	2,800

PHOTO 01/21/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/21/2020	NF
LIST	1/21/2020	EST
REVIEW	2/7/2020	MR

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	2,312	DETAIL ADJ	1.000
$NLA(RCN)	$313	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.7	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	1	1.00
FIXTURES	10	$8,000
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	880		65.56	57,696
+	BAS	L	BAS AREA	1,696	1973	238.83	405,061
A	USF	L	UP-STRY FIN	616	1973	202.66	124,837
B	WDK	N	WOOD DECK	304		58.40	17,754
C	AGR	N	ATTACHED GARAGE	648		76.30	49,442
D	GHA	N	GREENHOUSE	160		200.55	32,088
+	CRL	N	CRAWL SPACE	816		19.50	15,912
	F21	O	FPL 2S 1OP	1		10,376.00	10,376
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	722,643

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	O
ELECT	O

EFF.YR/AGE	1966 / 56		
COND	40	40 %	
FUNC	0		
ECON	0		
DEPR	40	% GD	60
RCNLD			$433,600