

Key: 3680

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.006

LEG  
AL  
LAND

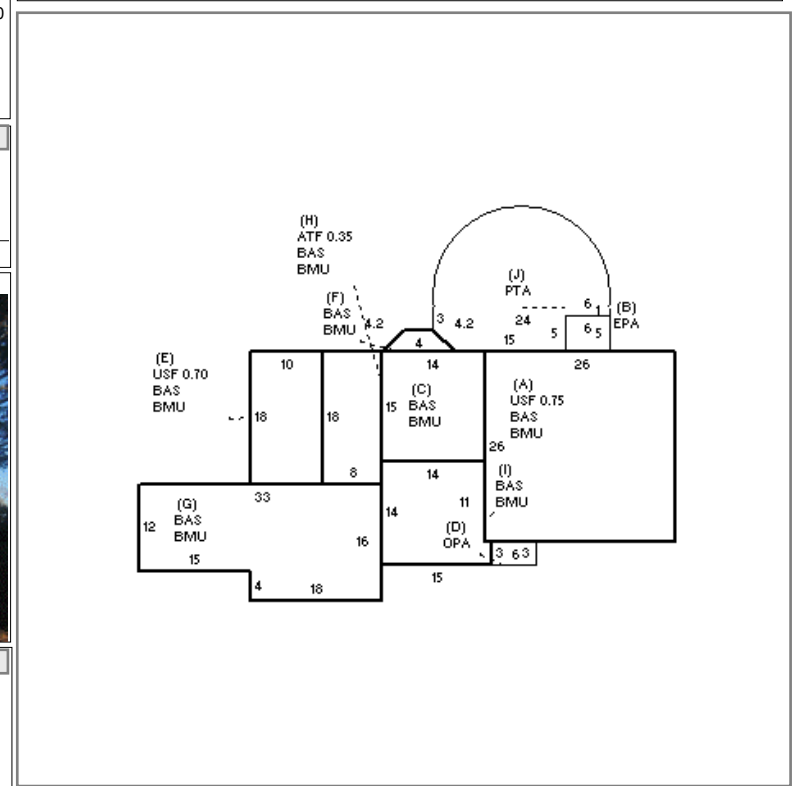
CURRENT OWNER		PARCEL ID		LOCATION	
HUTCHINSON JR JOHN W & CYNTHIA B 56 SILVER LEAF AVE CHATHAM, MA 02633		16B-71-54		56 SILVER LEAF AVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HUTCHINSON JR JOHN W & CY FITZ		11/02/1998	A	275,000	11805-299
		08/22/1989	N	1 6852-314	

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 %
19-203	06/03/2019	3	Renovations		06/03/2019	APK	100 100
13-107	03/29/2019	11	Window Rplc	3,500	01/30/2020	TCK	100 100
	02/27/2013	9	Foundation	16,000	04/04/2014	MR	100 100
	01/26/2011	50	Meas & List			CE	100 100
09-110	03/30/2009	5	Demolitions	2,000			100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	CH	1.00	75	0.75	100	1.00	1,965,356	1.00	MDW	1.10	WV8	6.50		1,804,730
300	A	0.021	CH	1.00	75	0.75	100	1.00	102,960	1.00	MDW	1.10	WV8	6.50		2,160

TOTAL	40,885 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	N O T E	Inf1 = Obstructed Water View/abutter to coast guard station and memorial directly in front Plan 406/53			LAND	1,806,900	1,505,700
Inf1	75		BUILDING	691,700	608,500			
Inf2	100		DETACHED	42,800	40,700			
			OTHER	109,100	94,900			
			TOTAL	2,650,500	2,249,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
GUL	G	1.20	20 0.80	24X36	2009	864	60.00	41,500
PTD	A	1.00	20 0.80	11X13 BLDG #		143	11.30	1,300



BUILDING	CD	ADJ	DESC	MEASURE	1/18/2022	NF
MODEL	1		RESIDENTIAL	LIST	11/30/2016	APK
STYLE	18	1.30	RENO'D ANTIQUE [100%]	REVIEW	2/8/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
2006 PRESERVATION AWARD

DETACHED

BU  
IL  
D  
IN  
G

YEAR BLT	1770	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	910,147			
NET AREA	2,581	DETAIL ADJ	1.300	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,898		64.45	122,325	CONDITION ELEM	CD			
\$NLA(RCN)	\$353	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,519	1770	305.57	464,154	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	507	1770	259.28	131,456	INTERIOR	G			
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	EPA	N	ENCL PORCH	30		133.70	4,011	KITCHEN	V			
				FLOOR COVER	2	SOFTWOOD	1.00	D	OPA	N	OPEN PORCH	18		76.11	1,370	BATHS	A			
				INT. FINISH	1	PLASTER	1.00	+	BAS	L	BAS AREA	379	2009	305.56	115,809	HEAT	A			
				HEATING/COOL	2	HOT WATER	1.00	E	USF	L	UP-STRY FIN	126	2009	259.29	32,670	ELECT	U			
				FUEL SOURCE	2	GAS	1.00	H	ATF	L	FINISHED ATTIC	50	1770	183.80	9,190					
																		EFF.YR/AGE	2003 / 19	
																		COND	19 19%	
																		FUNC	5 STRUCTURAL	
																		ECON	0	
																		DEPR	24 % GD 76	
																		RCNLD	\$691,700	

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9/7/2023 9:38 am SEQ #: 4.007

LEGAL

LAND

DETACHED

BUILDING

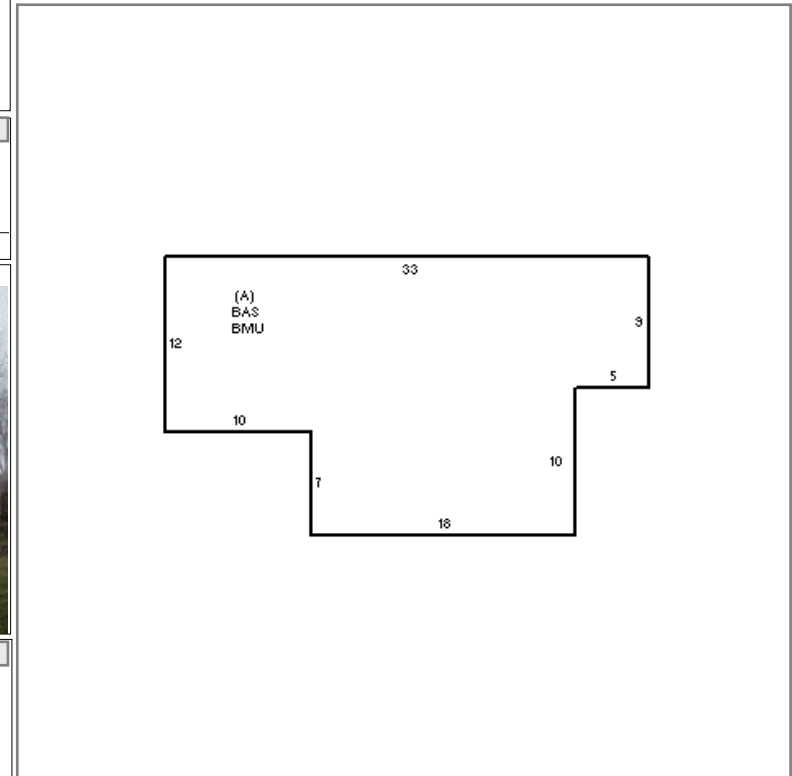
CURRENT OWNER		PARCEL ID	LOCATION		
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56 SILVER LEAF AVE		TRANSFER HISTORY	DOS	T	SALE PRICE BK-PG (Cert)
CHATHAM, MA 02633					

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 %

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	109,100	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/21/2022	NF
MODEL	1		RESIDENTIAL	LIST	1/21/2022	EST
STYLE	6	0.85	COTTAGE [100%]	REVIEW	2/9/2022	EMZ
QUALITY	-	0.80	MINUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1935	SIZE ADJ	1.000
NET AREA	507	DETAIL ADJ	0.850
\$NLA(RCN)	\$326	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	2	1.00	
BEDROOMS	1	1.00	
FULL BATHS	1	1.00	
1/2 BATHS	0	1.00	
FIXTURES	3	\$1,632	
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	2	SOFTWOOD	1.00
INT. FINISH	52	OTHER/DRYWLI	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	507		70.88	35,937
A	BAS	L	BAS AREA	507	1935	240.09	121,728
	F11	O	FPL 1S 10P	1		5,981.60	5,982

TOTAL RCN	165,278
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1970 / 52
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$109,100