

Key: 3737

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.072

LEGAL

LAND

DETACHED

BUILDING

| | | | | | | | | | | | | |
|---|---|----------|------|------------|------|------------|------|--------------|------|-----|------------|-----------|
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
| PATRICIA A PLANTE LIVING TRUST PLANTE PATRICIA A TRUSTEE 260 MAIN ST CHATHAM, MA 02633 | | | | 16C-4-73 | | | | 260 MAIN ST | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | | |
| PATRICIA A PLANTE LIVING | | | | 04/05/2011 | A | 100 | | 25364-61 | | | | |
| PLANTE PATRICIA | | | | 08/16/1999 | QS | 536,000 | | 12478-16 | | | | |
| BOUTROS GHALI LINDSAY | | | | 02/07/1990 | A | 1 | | 7051-299 | | | | |
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 15,177 | CH | 1.00 | 100 | 1,374,375 | 2.24 | 100 | 1.00 | R10 | 3.75 | 1,073,970 |

| | | | | | | | | |
|-------|-----------|--------|-----------|-----------|---------|-----------|---------|----------|
| TOTAL | 15,177 SF | ZONING | R40 | FRNT | 110 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | CHATHAM | NOTE | | | LAND | 1,074,000 | 894,900 | |
| Inf1 | 100 | | BUILDING | 667,300 | 588,300 | | | |
| Inf2 | 100 | | DETACHED | 6,700 | 6,400 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | TOTAL | 1,748,000 | 1,489,600 | | | | |

| | | | | | | | |
|-----|------|------|----------|------|-------|-----------|-------|
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
| DGF | A | 1.00 | 50 0.50 | 1981 | 228 | 52.38 | 6,000 |
| SHF | A | 1.00 | 80 0.20 | 1981 | 320 | 10.84 | 700 |



BLDG COMMENTS

| | | | | | | |
|----------|----|------|-----------------------|---------|----------|-----|
| BUILDING | CD | ADJ | DESC | MEASURE | | |
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 18 | 1.30 | RENO'D ANTIQUE [100%] | REVIEW | 6/3/2021 | EMZ |
| QUALITY | + | 1.20 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| | | | |
|------------|-------|------------|---------|
| YEAR BLT | 1830 | SIZE ADJ | 1.000 |
| NET AREA | 2,107 | DETAIL ADJ | 1.300 |
| \$NLA(RCN) | \$440 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 1.75 | 1.00 |
| ROOMS | | 0 | 1.00 |
| BEDROOMS | | 5 | 1.00 |
| FULL BATHS | | 2 | 1.00 |
| 1/2 BATHS | | 1 | 1.00 |
| FIXTURES | | 8 | \$9,984 |
| UNITS | | 1 | 1.00 |

| | | | | | | | | | | | |
|--------------|----|---------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|
| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
| FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,204 | | 83.44 | 100,458 |
| EXT. COVER | 1 | WOOD SHINGLE | 1.00 | A | BAS | L | BAS AREA | 1,204 | 1830 | 378.09 | 455,218 |
| ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UP-STRY FIN | 903 | 1830 | 320.82 | 289,700 |
| ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | + | OPA | N | OPEN PORCH | 280 | | 91.32 | 25,570 |
| FLOOR COVER | 2 | SOFTWOOD | 1.00 | C | WDK | N | WOOD DECK | 96 | | 70.08 | 6,727 |
| INT. FINISH | 1 | PLASTER | 1.00 | F21 | O | O | FPL 2S 1OP | 3 | | 12,451.20 | 37,354 |
| HEATING/COOL | 2 | HOT WATER | 1.00 | ODS | O | O | OUT DOOR SHWR-A | 1 | | 1,772.40 | 1,772 |
| FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |

| | |
|----------------|------------|
| TOTAL RCN | 926,783 |
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | U |
| ELECT | U |
| EFF.YR/AGE | 1977 / 45 |
| COND | 28 28 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 28 % GD 72 |
| RCNLD | \$667,300 |

