

Key: 3800

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.141

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BIRKHAUSER KEITH A & LINDA J 23 HOOVER RD HINGHAM, MA 02043-3467				16C-89-71				4 HOMESTEAD LANE EAST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BIRKHAUSER KEITH A & LIN				05/24/2013	QS	2,650,000	(200436)				
ESTATE OF BARBARA M MCCAR				09/25/1980	A	100	3160-186				
MCCARTE JOHN & BARBARA M				01/12/1977	QS	115,000	2454-178				

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	%
22-35	05/17/2021	75	SPECIAL PERM				100	100
19-308	05/06/2019	12	INSULATION	4,402	01/31/2020	TCK	100	100
	01/19/2017	3	Renovations		01/19/2017	APK	100	100
13-309	06/03/2013	11	Window Rplc	60,000	03/10/2014	MR	100	100
	01/24/2007	50	Meas & List			AM	100	100

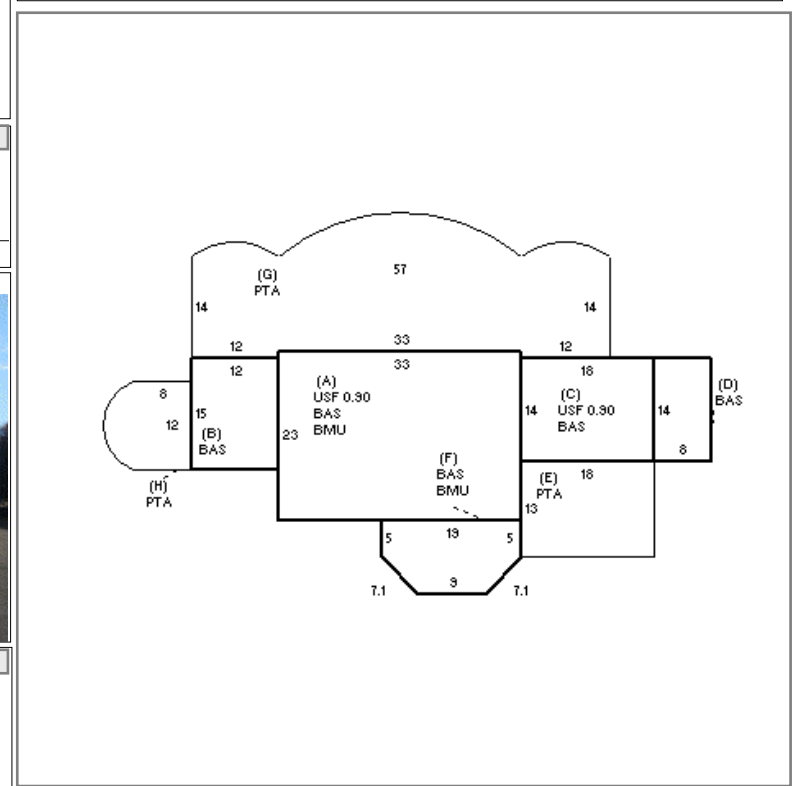
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,820	CH	1.00	100	1.00	100	1.00	PF3	9.50		2,899,070

TOTAL	22,820 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE	LAND	2,899,100	2,797,200			
Inf1	100		BUILDING	718,700	654,200			
Inf2	100		DETACHED	16,800	15,900			
			OTHER	0	0			
TOTAL			3,634,600	3,467,300				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	40 0.60 20X18	1981	360	48.90	10,600
SHF	A	1.00	40 0.60 13X10	1981	120	13.29	1,000
STR	G	1.20	10 0.90 4X40		160	36.00	5,200



PHOTO	01/31/2020
BLDG COMMENTS	



BUILDING	CD	ADJ	DESC	MEASURE	3/2/2017	APK
MODEL	1		RESIDENTIAL	LIST	3/2/2017	APK
STYLE	7	1.00	OLD STYLE [100%]	REVIEW	2/20/2020	MR
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1934	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,378	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	924		88.53	81,803
\$NLA(RCN)	\$343	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	910	1934	254.27	231,386
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,468	1934	299.66	439,900
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	PTA	N	PATIO/STOOP	1,298		21.48	27,881
				FLOOR COVER	1	HARDWOOD	1.00		F21	O	FPL 2S 1OP	2		12,451.20	24,902
				INT. FINISH	1	PLASTER	1.00		GEN	O	GENERATOR	1		0.00	
				HEATING/COOL	11	HT-WT/COOL AIR	1.05		ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	816,716
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2010 / 12
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$718,700