

Key: 3847

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.203

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
PRISCILLA HOUSE OF CHATHAM CAHOON JEFFREY & JOHANNA 43 HIGHGATE WELLESLEY, MA 02481				16D-42A-W2				388 MAIN ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PRISCILLA HOUSE OF CHATHA				10/31/2011	QS	1,335,000	25801-34					
HOGAN PETER J & MARGARET				06/01/2001	QS	735,000	13893-142					
YORK PROPERTIES TRUST				05/15/1984	N	139,000	4108-319					

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	%
21-851	09/23/2021	3	Renovations	11,000	03/31/2022	NF	100	100
21-396	04/28/2021	3	Renovations	16,500	03/31/2022	NF	100	100
17-039	01/25/2017	3	Renovations	10,000	06/25/2018	MR	100	100
17-006	01/19/2017	3	Renovations	2,500	06/25/2018	MR	100	100
16-847	12/16/2016	3	Renovations	110,000	06/25/2018	MR	100	100

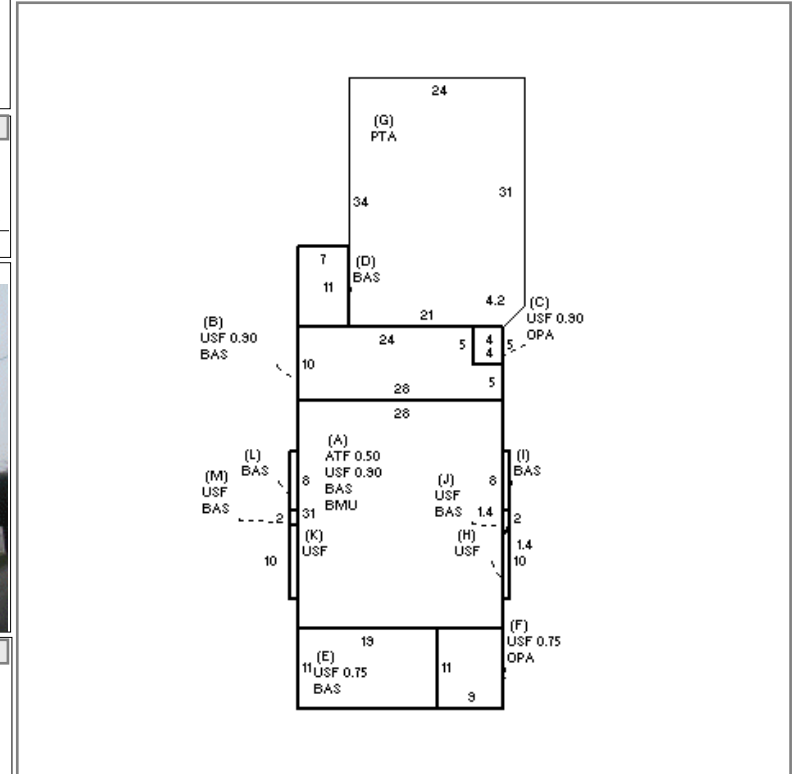
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,825 CH	1.00	100	1.00	1,466,000	3.57	100	1.00	R03	4.00	1,059,290

TOTAL	8,825 SF	ZONING	Gb2	FRNT	49	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE Pb 321/90 8825sf Total	LAND		1,059,300	882,700		
Inf1	100		BUILDING		1,310,900	1,152,100		
Inf2	100		DETACHED		16,400	15,600		
			OTHER		0	0		
		TOTAL		2,386,600	2,050,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70 22X20	1981	440	45.71	14,100
PTD	A	1.00	10 0.90 15X15	2021	225	11.30	2,300



BUILDING	CD	ADJ	DESC	MEASURE	3/2/2017	MR
MODEL	1		RESIDENTIAL	LIST	3/2/2017	EST
STYLE	18	1.30	RENO'D ANTIQUE [100%]	REVIEW	4/21/2022	MR
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BLDG COMMENTS

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,524,275
NET AREA	3,158	DETAIL ADJ	1.365	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	868		116.08	100,756		
\$NLA(RCN)	\$483	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	ATF	L	FINISHED ATTIC	434	1900	291.43	126,482		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,435	1900	484.50	695,260		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	OPA	N	OPEN PORCH	119		117.96	14,037		
				FLOOR COVER	23	SOFTWD/CARPET	1.00	G	PTA	N	PATIO/STOOP	812		27.75	22,529		
				INT. FINISH	2	DRYWALL	1.00	+	USF	L	UP-STRY FIN	1,289	1900	411.12	529,928		
				HEATING/COOL	11	HT-WT/COOL AIR	1.05		KIT	O	EXTRA KITCHEN	1		2,526.50	2,527		
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289		
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	V
																KITCHEN	V
																BATHS	V
																HEAT	U
																ELECT	U
																EFF.YR/AGE	2008 / 14
																COND	14 14 %
																FUNC	0
																ECON	0
																DEPR	14 % GD 86
																RCNLD	\$1,310,900