

Key: 3857

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.214

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LMNB CAPE LLC c/o POLLACK SOLOMON DUFFY LLP 101 HUNTINGTON AVE STE 530 BOSTON, MA 02199				16D-4A-3A				25 HOMESTEAD LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LMNB CAPE LLC				11/21/2016	B	1	30101-292				
POLLACK BARRY S & NICOLE				12/30/2011	Q	833,000	25969-182				
STRANG DALE W & SANDRA L				12/01/2006	QS	872,500	21573-275				

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	%
15-799	12/07/2015	3	Renovations	50,000	01/04/2017	MR	100	100
12-034	01/30/2012	10	Reroof	8,000	07/15/2013	SF	100	100
	04/11/2004	50	Meas & List			RRC	100	100
P2003071	02/13/2003	3	Renovations	62,400			100	100
03-071	02/13/2003	3	Renovations	41,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,235 CH	1.00	100	1.00	100	1.00	1,374,375	3.79	100	1.00	R10 3.75	983,570

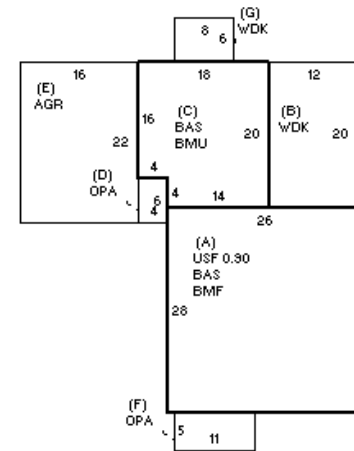
TOTAL	8,235 SF	ZONING	R20	FRNT	85	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE			LAND	983,600	819,600	
Inf1	100		BUILDING	511,200	465,100			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
TOTAL						1,494,800	1,284,700	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	01/04/2017
BLDG COMMENTS	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/4/2017	MR
MODEL	1		RESIDENTIAL	LIST	1/4/2017	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	2/15/2017	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	608,520
NET AREA	1,727	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	A	BMF	N	BSMT FINISH-SEP	728		108.60	79,061		
\$NLA(RCN)	\$352	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,072	1985	264.02	283,025		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	655	1985	224.03	146,737		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	WDK	N	WOOD DECK	288		58.40	16,819		
				FLOOR COVER	13	HARDWD/CARPET	1.00	C	BMU	N	BSMT UNFINISHED	344		90.48	31,125		
				INT. FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	79		76.10	6,012		
				HEATING/COOL	11	HT-WT/COOL AIR	1.05	E	AGR	N	ATTACHED GARAGE	352		81.95	28,848		
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		10,376.00	10,376		
									ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477		
																CONDITION ELEM	CD
																EXTERIOR	V
																INTERIOR	V
																KITCHEN	A
																BATHS	A
																HEAT	A
																ELECT	A
																EFF.YR/AGE	2006 / 16
																COND	16 16 %
																FUNC	0
																ECON	0
																DEPR	16 % GD 84
																RCNLD	\$511,200

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