

Key: 3925

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.299

LEGAL

LAND

DETACHED

BUILDING

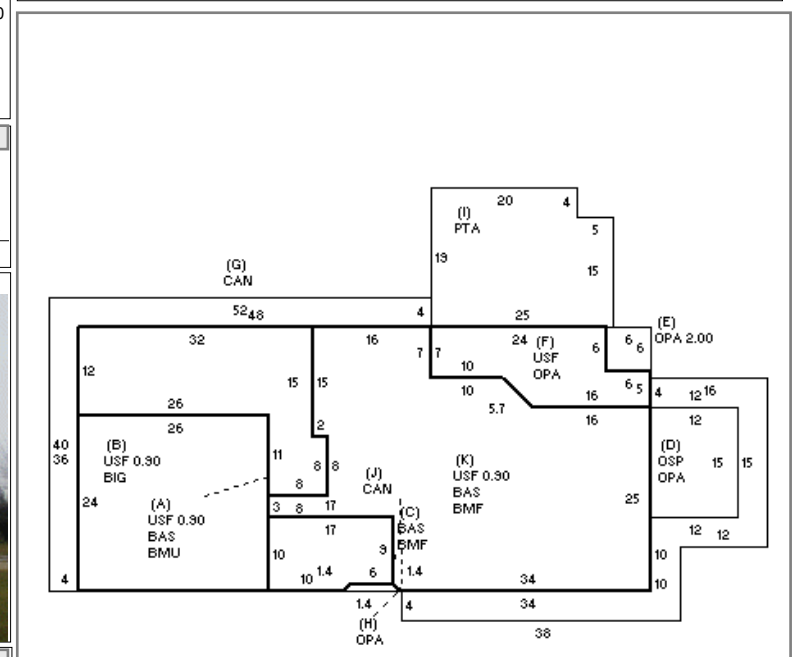
CURRENT OWNER										PARCEL ID			LOCATION		
CYNTHIA L LEAHY 2011 REV TRUST LEAHY JOHN J & CYNTHIA L TRSTES 31 COMMONWEALTH AVE #2 BOSTON, MA 02116										16F-15C-A10			448 SHORE RD		
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)		
CYNTHIA L LEAHY 2011 REV										02/24/2012	O	2,350,000	26104-160		
CARROLL BARBARA W & ROBER										11/29/2002	A	1	16004-43		
CARROLL BARBARA W										05/23/1996	A	1	10216-331		

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	%
22-198	04/25/2022	4	Outbuildings	32,000	02/23/2023	NF	100	100
13-532	10/09/2013	6	Pools etc	5,000	04/21/2015	MW	100	100
13-467	09/12/2013	6	Pools etc	71,000	04/21/2015	MW	100	100
	07/26/2013	51	Meas			SF	100	100
12-570	12/06/2012	1	New Construc	1,250,000	04/21/2015	MW	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	100	1.00	100	1.00	OF5	15.50		5,216,480
300	A	0.156	CH	1.00	100	1.00	100	1.00	OF5	15.50		46,430

TOTAL	1.074 Acres		ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM		NOTE Revetment/Bluff				LAND	5,262,900	5,375,800
Inf1	100			BUILDING	3,361,800	2,813,600			
Inf2	100			DETACHED	82,800	77,600			
				OTHER	0	0			
						TOTAL	8,707,500	8,267,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
STR	G	1.20	10 0.90 ESTIMATE	2013	150	36.00	4,900
IPG	S	3.00	SV 1.00 12X18+10X26+	2013	652	117.56	76,700
SHF	A	1.00	10 0.90 12X8	2022	96	14.26	1,200



BUILDING	CD	ADJ	DESC	MEASURE	2/15/2022	NF
MODEL	1		RESIDENTIAL	LIST	6/16/2017	APK
STYLE	19	1.30	NEW STYLE [100%]	REVIEW	3/17/2023	EMZ
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
BMF=3RMS,1BATH

YEAR BLT	2012	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,735,353			
NET AREA	4,262	DETAIL ADJ	1.352	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	466		212.63	99,085	CONDITION ELEM CD				
\$NLA(RCN)	\$876	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,896	2012	705.14	1,336,936	EXTERIOR	A			
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UP-STRY FIN	2,366	2012	598.33	1,415,649	INTERIOR	A			
				ROOF COVER	2	WOOD SHIN	1.01	B	BIG	N	BUILT-IN GARAGE	624		179.91	112,267	KITCHEN	A			
				FLOOR COVER	1	HARDWOOD	1.00	+	BMF	N	BSMT FINISH-SEP	1,430		255.21	364,950	BATHS	A			
				INT. FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	505		178.84	90,313	HEAT	A			
				HEATING/COOL	9	WARM/COOL AIR	1.03	D	OSP	N	OPEN SCR PORCH	180		185.18	33,332	ELECT	A			
				FUEL SOURCE	2	GAS	1.00	+	CAN	N	CANOPY	716		102.46	73,362					
																		EFF.YR/AGE	2012 / 10	
																		COND	10 10 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	10 % GD 90	
																		RCNLD	\$3,361,800	