

Key: 3986

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.364

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CURRENT OWNER				PARCEL ID				LOCATION							
PATRICIA S GANNON QPRT PAUL GANNON QPRT 191 GREYSTONE LN SUDBURY, MA 01776-1396				16H-8-9				620 OLD HARBOR RD							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)								
PATRICIA S GANNON QPRT				05/13/2005	A	1	19822-266								
PAUL C GANNON QPRT				05/13/2005	A	1	19822-230								
GANNON PAUL C & PATRICIA				05/02/2005	QS	3,500,000	19785-327								
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	NC	1.00	90	0.90	100	1.00	3,991,185	1.00	MDW	1.10	OF6	11.00	3,665,000
300	A	0.511	NC	1.00	10	0.10	100	1.00	21,120	1.00	100	1.00	OF6	11.00	10,790

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16-208	04/11/2016	77	SOLAR PANELS	34,463	02/27/2019	TCK	100	100
16-207	04/11/2016	77	SOLAR PANELS	39,253	05/23/2017	NF	100	100
16-208	04/11/2016	77	SOLAR PANELS	34,463	07/12/2018	NF	100	100
15-639	10/22/2015	6	Pools etc	93,970	05/23/2017	NF	100	100
13-184	04/08/2013	2	Additions	45,000	03/12/2014	MR	100	100

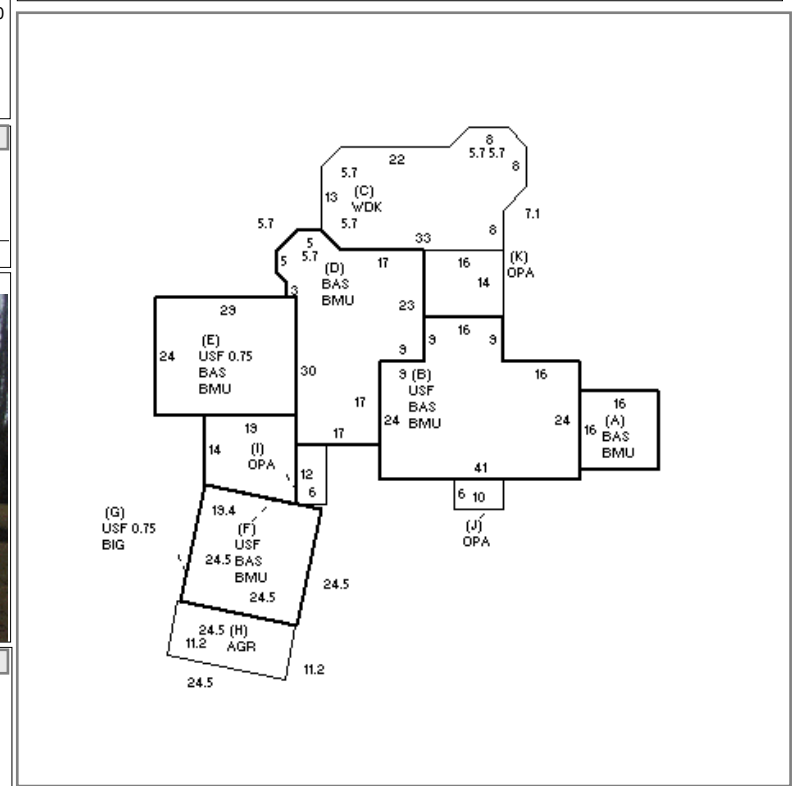
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TOTAL	1.429 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS		
Nbhd	NORTH CHATHAM	Wf Shape Wetland Nr Frnt/waterfront area contains wetland				LAND	3,675,800	3,063,000		
Infl1	90	N O T E						BUILDING	3,168,300	2,730,800
Infl2	100		DETACHED	36,300	34,600	OTHER	230,200	209,500		
						TOTAL	7,110,600	6,037,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
STR	A	1.00	50 0.50	BP02-402 CAT	2002	132	30.00	2,000
HTB	G	1.20	10 0.90		2016	1	7,877.88	7,100
IPG	G	1.20	10 0.90	16X40 EST	2016	640	47.17	27,200



BLDG COMMENTS



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BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST REVIEW	6/4/2019	TD
STYLE	5	1.00	COLONIAL [100%]			
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,771,743
NET AREA	5,744	DETAIL ADJ	1.040	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	3,339		142.62	476,223		
\$NLA(RCN)	\$657	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	3,339	2004	529.47	1,767,893		
				ROOF SHAPE	2	HIP	1.00	+	USF	L	UP-STRY FIN	2,405	2004	449.27	1,080,497		
				ROOF COVER	2	WOOD SHIN	1.01	C	WDK	N	WOOD DECK	862		137.24	118,301		
				FLOOR COVER	16	HARDWD/OTHER	1.00	G	BIG	N	BUILT-IN GARAGE	601		175.21	105,304		
				INT. FINISH	2	DRYWALL	1.00	H	AGR	N	ATTACHED GARAGE	274		175.21	48,008		
				HEATING/COOL	9	WARM/COOL AIR	1.03	+	OPA	N	OPEN PORCH	356		178.84	63,666		
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		24,383.60	24,384		
									F31	O	FPL 3ST 1OP	1		54,668.10	54,668		
									ODS	O	OUT DOOR SHWR-A	1		3,471.00	3,471		
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	2006 / 16
																COND	16 16 %
																FUNC	0
																ECON	0
																DEPR	16 % GD 84
																RCNLD	\$3,168,300

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Town of CHATHAM - Fiscal Year 2024

9/7/2023

9:38 am

SEQ #: 4.365

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PATRICIA S GANNON QPRT PAUL GANNON QPRT 191 GREYSTONE LN SUDBURY, MA 01776-1396				16H-8-9				620 OLD HARBOR RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	230,200	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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(A) USF GAR CRL	20
(B) WDK AGR	20
(C) WDK	20

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	DATE	TD
MODEL	1		RESIDENTIAL	LIST			
STYLE	17	0.95	GAR/APT [100%]				
QUALITY	G	1.55	GOOD [100%]				
FRAME	1	1.00	WOOD FRAME [100%]		7/6/2017		TD

BLDG COMMENTS
28 SOLAR PANELS

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	274,015		
NET AREA	400	DETAIL ADJ	0.931	FOUNDATION	6	CRAWL	1.00	A	CRL	N	CRAWL SPACE	400		41.71	16,684	CONDITION ELEM	CD		
\$NLA(RCN)	\$685	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	GAR	N	GARAGE	400		120.83	48,331	EXTERIOR	V		
				ROOF SHAPE	4	FLAT/SHED	1.00	A	USF	L	UP-STRY FIN	400	1930	432.34	172,935	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	AGR	N	ATTACHED GARAGE	120		120.82	14,499	KITCHEN	G		
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	200		90.52	18,104	BATHS	G		
				INT. FINISH	32	WD PNL/DRYWLI	1.00									HEAT	U		
				HEATING/COOL	6	GRAVITY	0.98									ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2006 / 16
																		COND	16 16%
																		FUNC	0
																		ECON	0
																		DEPR	16 % GD 84
																		RCNLD	\$230,200