

Key: 3997

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.380

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
THE HOLLIS M KAHN 2020 LIV TRUST KAHN HOLLIS M TRUSTEE 33 POND AVE #B819 BROOKLINE, MA 02445				161-19-M3				23 HARBOR VIEW LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
THE HOLLIS M KAHN 2020 LI				02/08/2021	A	1	33770-186					
KAHN HOLLIS M				10/13/2004	A	1	19128-268					
KAHN, RICHARD & HOLLIS				10/01/1985	QS	550,000	4735-295					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NC	1.00	100	2,199,000	1.00	100	1.00	OV3	6.00	2,019,280
300	A	0.046	NC	1.00	100	115,200	1.00	100	1.00	OV3	6.00	5,300

TOTAL	42,000 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE				LAND	2,024,600	1,405,900
Inf1	100		BUILDING	1,407,600	1,190,800			
Inf2	100		DETACHED	17,800	17,000			
			OTHER	0	0			
						<b>TOTAL</b>	<b>3,450,000</b>	<b>2,613,700</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
DGF	A	1.00	50 0.50	1981	936	38.13	17,800	03/08/2023



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	
STYLE	18	1.30	RENO'D ANTIQUE [100%]	LIST
QUALITY	G	1.55	GOOD [100%]	REVIEW
FRAME	1	1.00	WOOD FRAME [100%]	3/22/2023 EMZ

YEAR BLT	1780	SIZE ADJ	1.000
NET AREA	3,826	DETAIL ADJ	1.313
\$NLA(RCN)	\$472	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	5	1.00	
FULL BATHS	4	1.00	
1/2 BATHS	1	1.00	
FIXTURES	14	\$22,794	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUND WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	2	WOOD SHIN	1.01
FLOOR COVER	24	SOFTWD/ASPH TL	1.00
INT. FINISH	13	PLASTR/WD PNL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	690		123.85	85,455
A	BAS	L	BAS AREA	216	1987	456.30	98,560
+	USF	L	UP-STRY FIN	621	1987	387.18	240,438
B	ASH	N	ATT SHED	33		93.94	3,100
C	PTA	N	PATIO/STOOP	840		27.75	23,306
D	WDK	N	WOOD DECK	132		90.52	11,949
+	BAS	L	BAS AREA	1,535	1780	456.29	700,409
E	USF	L	UP-STRY FIN	980	1780	387.18	379,435
G	BAS	L	BAS AREA	474	1992	456.29	216,282
	F11	O	FPL 1S 1OP			0.00	
	F21	O	FPL 2S 1OP	1		16,082.80	16,083
	FPO	O	FPL XTRA OPEN	3		2,289.37	6,868

TOTAL RCN	1,804,679
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	U
ELECT	U
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$1,407,600

