Key: 3998

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4,381

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JOHNSON GREGORY K 72 CAMPION RD N ANDOVER, MA 01845-1211	16I-2-TS1	96 OLD WHARF RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JOHNSON GREGORY K	04/28/2006	A	100	20952-58
JOHNSON GREGORY K	06/08/1994	QS	350,000	9228-39

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	%
	05/17/2023	3	Renovations		05/17/2023	APK	100	100
22-625	07/26/2022	99	n/a	3,276			100	100
19-0915	12/31/2019	11	Window Rplc	5,000	02/11/2020	TCK	100	100
18-032	05/24/2018	99	n/a		02/27/2019	TCK	100	100
	03/08/2015	99	n/a		06/07/2016	WFF	100	100

LAND

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	80	0.80	100	1.00	3,225,200	1.00	100	1.00	OF6	11.00			2,961,620
300	A	0.289	NC	1.00	25	0.25	100	1.00	52,800	1.00	100	1.00	OF6	11.00			15,260

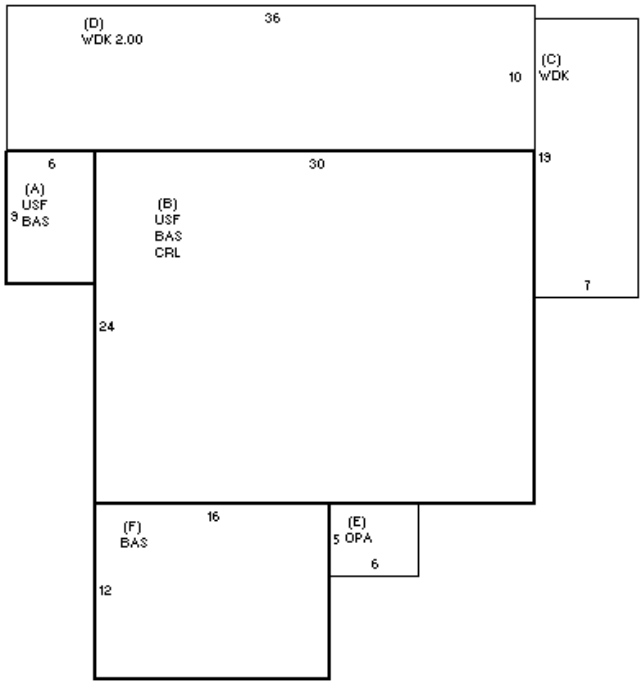
TOTAL	1.208 Acres	ZONING	R40	FRNT	0
Nbhd	NORTH CHATHAM	NOTE	DEEDED BEACH RIGHTS		
Infl1	80				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	2,976,900	2,480,600
BUILDING	458,000	354,600
DETACHED	26,000	22,500
OTHER	0	0
TOTAL	**3,460,900**	**2,857,700**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10	0.90	10X10	2004	100	14.06	1,300
STR	+	1.10	SV	1.00	134X2.5,114X		749	33.00	24,700

PHOTO 02/11/2020



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/8/2015	APK
LIST		
REVIEW	3/6/2020	MR

BLDG COMMENTS

22 SOLAR PANELS
SP PERMIT=18/032=WALKWAY/BRIDGE OVER MARSH

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,740	DETAIL ADJ	1.050
$NLA(RCN)	$303	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	4	1.00
1/2 BATHS	1	1.00
FIXTURES	14	$11,760
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	6	CRAWL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	13	HARDWD/CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	966	1971	263.49	254,527
+	USF	L	UP-STRY FIN	774	1971	223.58	173,048
B	CRL	N	CRAWL SPACE	720		23.45	16,886
+	WDK	N	WOOD DECK	853		58.40	49,815
E	OPA	N	OPEN PORCH	30		76.10	2,283
	F21	O	FPL 2S 1OP	1		10,376.00	10,376
	GEN	O	GENERATOR	1		0.00	
	GFP	O	GAS LOG/FP/E FP	1		6,222.00	6,222
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	526,394
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2009 / 13
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	$458,000