

Key: 4021

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.412

LEGAL

LAND

DETACHED


BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ABU KATHLEEN 290 W MAIN ST NORTHBOROUGH, MA 01532				16I-8-7A				40 OLD WHARF RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ABU KATHLEEN				07/22/1997	A	10862-144					
ABU				08/08/1994	QS	307,000	9315-9				

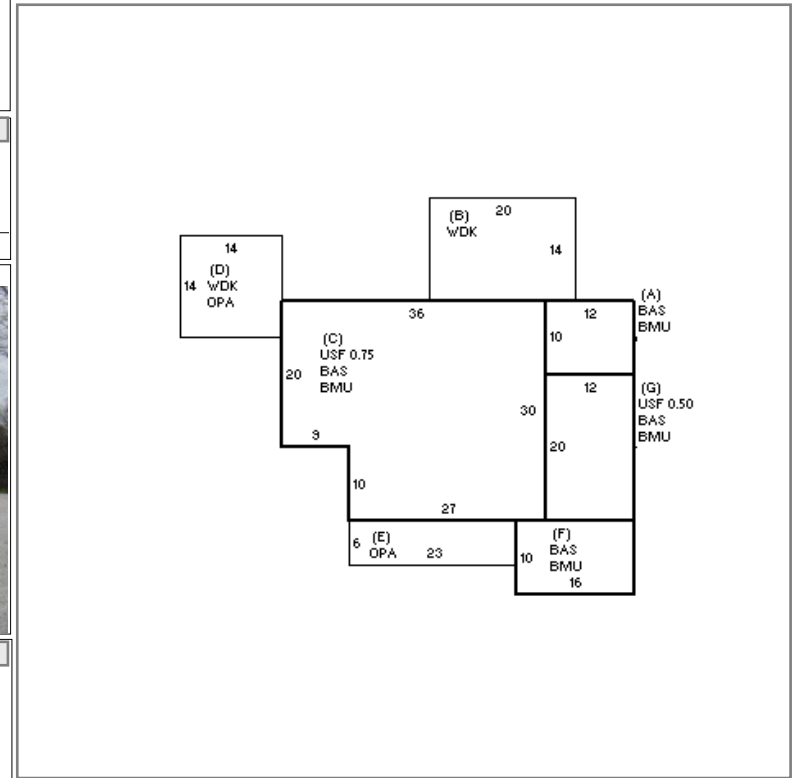
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
14-526	09/15/2014	10	Reroof	19,000	04/20/2015	MW	100	100
	05/16/2008	50	Meas & List			RRC	100	100
94-305	09/01/1994	2	Additions	20,000			100	100
94-280	08/01/1994	1	New Construc	150,000			100	100
1994166	07/15/1994	99	n/a				100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,485	NC	1.00	100	1,649,250	1.45	100	1.00	OV2	4.50	1,398,340

TOTAL	25,485 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	N O T E	Ocn Wv			LAND	1,398,300	1,165,200
Inf1	100		LAND	1,011,100	920,300			
Inf2	100		DETACHED	20,200	19,300			
			OTHER	0	0			
TOTAL			2,429,600	2,104,800				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/20/2015
DGF	G	1.20	10 0.90	1994	396	56.77	20,200		

BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW	1/8/2019	APK
MODEL	1		RESIDENTIAL					
STYLE	4	1.00	CAPE [100%]					
QUALITY	G	1.55	GOOD [100%]					
FRAME	1	1.00	WOOD FRAME [100%]					



YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,136,042
NET AREA	2,373	DETAIL ADJ	1.040	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,510		103.46	156,220		
\$NLA(RCN)	\$479	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,510	1995	383.37	578,894		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	476		90.52	43,087		
				ROOF COVER	2	WOOD SHIN	1.01	+	USF	L	UP-STRY FIN	863	1995	325.30	280,738		
				FLOOR COVER	16	HARDWD/OTHER	1.00	+	OPA	N	OPEN PORCH	334		117.95	39,396		
				INT. FINISH	23	DRYWLI/WD PNL	1.00		F22	O	FPL 2S 2OP	1		22,521.50	22,522		
				HEATING/COOL	9	WARM/COOL AIR	1.03		ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289		
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	A
ELECT	A

EFF. YR/AGE	2011 / 11	
COND	11	11 %
FUNC	0	
ECON	0	
DEPR	11	% GD 89
RCNLD	\$1,011,100	