

Key: 4035

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.424

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
MCADAMS PAUL & GAYLE 25 LINNELL LN N CHATHAM, MA 02650				16J-2-R1				25 LINNELL LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCADAMS PAUL & GAYLE				06/10/1976	N		1 2352-9				

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	%
16-743	11/23/2016	3	Renovations	21,782	05/24/2017	NF	100	100
	01/08/2011	50	Meas & List			RRC	100	100
10-006	01/07/2010	4	Outbuildings	3,000	01/08/2011		100	100
	03/16/2009	50	Meas & List			CE	100	100
08-175	04/08/2008	99	n/a	19,000	03/16/2009		100	100

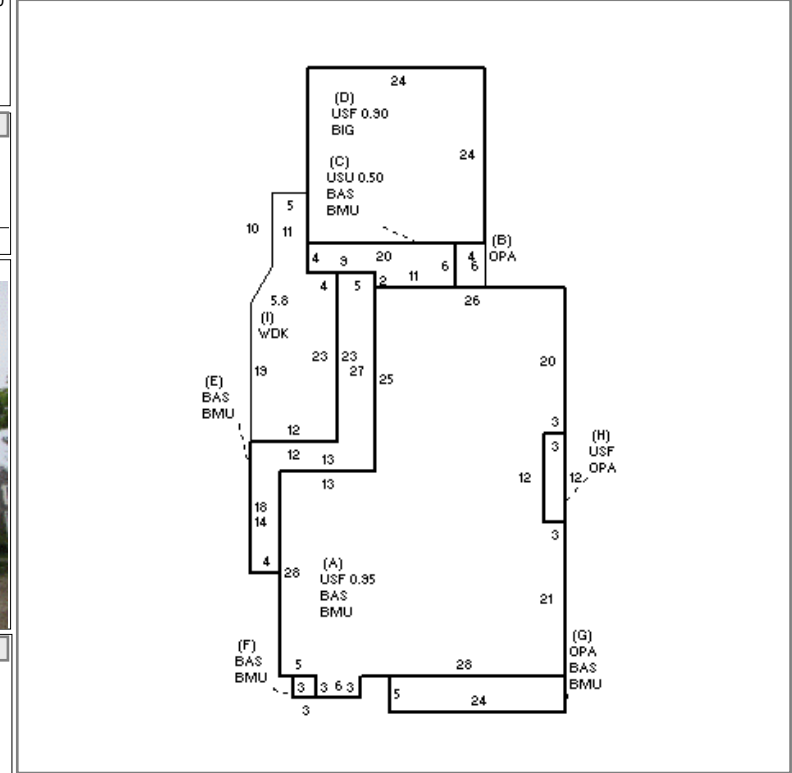
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	NC	1.00	90	0.90	100	1.00	3,991,185	1.00	MDW	1.10	OF6	11.00		3,665,000
300	A	1,581	NC	1.00	70	0.70	100	1.00	147,840	1.00	100	1.00	OF6	11.00		233,740

TOTAL	2.499 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	N O T E	INFL = OCEAN Front Divided By STREET/MARSH/ACCESS-10%			LAND	3,898,700	3,248,800
Infl1	90		BUILDING	2,302,100	1,984,800			
Infl2	100		DETACHED	19,100	18,200			
			OTHER	290,000	255,000			
			<b>TOTAL</b>	<b>6,509,900</b>	<b>5,506,800</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	10 0.90	2002	576	11.30	5,900
STR	+	1.10	10 0.90	2008	444	33.00	13,200



BLDG COMMENTS



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	
STYLE	5	1.00	COLONIAL [100%]	LIST
QUALITY	V	2.35	VERY GOOD [100%]	REVIEW
FRAME	1	1.00	WOOD FRAME [100%]	7/6/2017 TD

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YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,807,378
NET AREA	4,386	DETAIL ADJ	1.060	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,194		148.68	326,194	CONDITION ELEM	CD
\$NLA(RCN)	\$640	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	2,194	2002	550.96	1,208,802	EXTERIOR	A
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UP-STRY FIN	2,192	2002	467.51	1,024,774	INTERIOR	G
				ROOF COVER	2	WOOD SHIN	1.01	+	OPA	N	OPEN PORCH	180		178.84	32,190	KITCHEN	A
				FLOOR COVER	16	HARDWD/OTHER	1.00	C	USU	N	UPPER STORY UNF	51		280.71	14,316	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	D	BIG	N	BUILT-IN GARAGE	576		181.35	104,455	HEAT	A
				HEATING/COOL	11	HT-WT/COOL AIR	1.05	I	WDK	N	WOOD DECK	327		137.24	44,878	ELECT	A
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		24,383.60	24,384		
									ODS	O	OUT DOOR SHWR-A	1		3,471.00	3,471		
																EFF.YR/AGE	2004 / 18
																COND	18 18 %
																FUNC	0
																ECON	0
																DEPR	18 % GD 82
																RCNLD	\$2,302,100

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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
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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 %

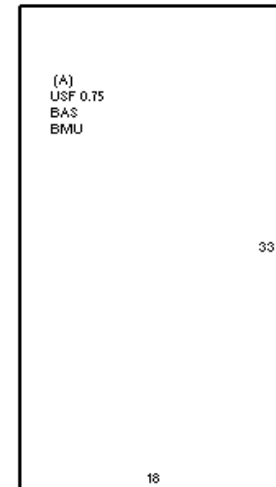
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	290,000	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	1		RESIDENTIAL	LIST	
STYLE	18	1.30	RENO'D ANTIQUE [100%]		
QUALITY	A	1.00	AVERAGE [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		1/11/2013 MR

BLDG COMMENTS

G

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	414,281				
NET AREA	1,040	DETAIL ADJ	1.300	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	594		83.80	49,776	CONDITION ELEM	CD				
\$NLA(RCN)	\$398	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	594	1900	369.50	219,482	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	446	1900	313.53	139,835	INTERIOR	G				
				ROOF COVER	1	ASPH/CMP SHIN	1.00		MST	O	MASONRY STACK	1		2,068.00	2,068	KITCHEN	G				
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS	G				
				INT. FINISH	2	DRYWALL	1.00									HEAT	A				
				HEATING/COOL	1	FORCED AIR	1.00									ELECT	A				
				FUEL SOURCE	1	OIL	1.00														
																		EFF.YR/AGE	1973 / 49		
																		COND	30 30 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	30	% GD	70
																		RCNLD	\$290,000		