

Key: 4040

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.431

LEGAL

LAND

DETACHED

BUILDING

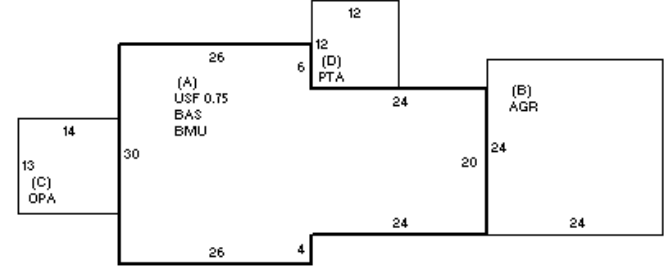
CURRENT OWNER				PARCEL ID				LOCATION			
REED MELISSA J PO BOX 314 N CHATHAM, MA 02650-0314				16J-22A-D17				26 RACCOON RUN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
REED MELISSA J				10/12/2016	H	1	29998-163				
LEARNED MELISSA R LT				08/26/2013	A	1	27646-77				
LEARNED MELISSA R				07/09/2008	A	1	23032-91				

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	%
22-416	05/09/2022	3	Renovations	3,988	02/28/2023	NF	100	100
	05/16/2008	50	Meas & List			RRC	100	100
000000356	05/27/2004	2	Additions				100	100
2004049	04/02/2004	99	n/a				100	100
1995273	05/25/1995	99	n/a				100	100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,454	NC	1.00	1.00	2,199,000	1.25	100	1.00	OV3	6.00	1,921,730

TOTAL	30,500 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE Ipi=Property has beach rights BK 3158 PG 64 over k3549 property owned by macdonald	LAND	1,921,700	1,334,500			
Infl1	100		BUILDING	714,400	647,600			
Infl2	100		DETACHED	1,200	0			
			OTHER	0	0			
				<b>TOTAL</b>	<b>2,637,300</b>	<b>1,982,100</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X12		96	14.26	1,200



BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW
MODEL	1		RESIDENTIAL			
STYLE	4	1.00	CAPE [100%]		10/17/2018	APK
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]		3/17/2023	EMZ

BLDG COMMENTS
F21=INOPERABLE/DAMPER

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	821,107	
NET AREA	2,205	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,260		82.68	104,183	CONDITION ELEM CD		
\$NLA(RCN)	\$372	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	1,260	1981	303.15	381,974	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	945	1981	257.24	243,089	INTERIOR	G
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	B	AGR	N	N	ATTACHED GARAGE	576		92.60	53,339	KITCHEN	G	
ROOMS	5	1.00	FLOOR COVER	14	HARDWD/ASPH TL	1.00	B	OPA	N	N	OPEN PORCH	182		91.32	16,620	BATHS	G	
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	D	PTA	N	N	PATIO/STOOP	144		21.48	3,094	BATHS	G	
FULL BATHS	2	1.00	HEATING/COOL	11	HT-WT/COOL AIR	1.05	F11	O	O	O	FPL 1S IOP	1		8,972.40	8,972	HEAT	U	
1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	ODS	O	O	O	OUT DOOR SHWR-A	1		1,772.40	1,772	ELECT	U	
FIXTURES	8	\$8,064																
UNITS	1	1.00																
																EFF.YR/AGE	2009 / 13	
																COND	13 13 %	
																FUNC	0	
																ECON	0	
																DEPR	13 % GD 87	
																RCNLD	\$714,400	