

Key: 4045

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.435

LEG
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LAND

CURRENT OWNER		PARCEL ID		LOCATION	
PISCINA 2012 TRUST PISCINA MARY & VOLPE MICHAEL TRSTES 42 COTCHPINICUT RD N CHATHAM, MA 02650		16J-27-Y4		42 COTCHPINICUT RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		03/03/2015	A	1 (205669)	
		04/22/1996	QS	755,000 (140376)	

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 %
05-289	03/01/2007	50	Meas & List			RRC	100 100
	07/07/2005	2	Additions	30,000		RRC	100 100
	02/18/2004	50	Meas & List			RRC	100 100
P2003145	04/04/2003	99	n/a	25,050			100 100
P2003147	04/04/2003	1	New Construc	321,540			100 100

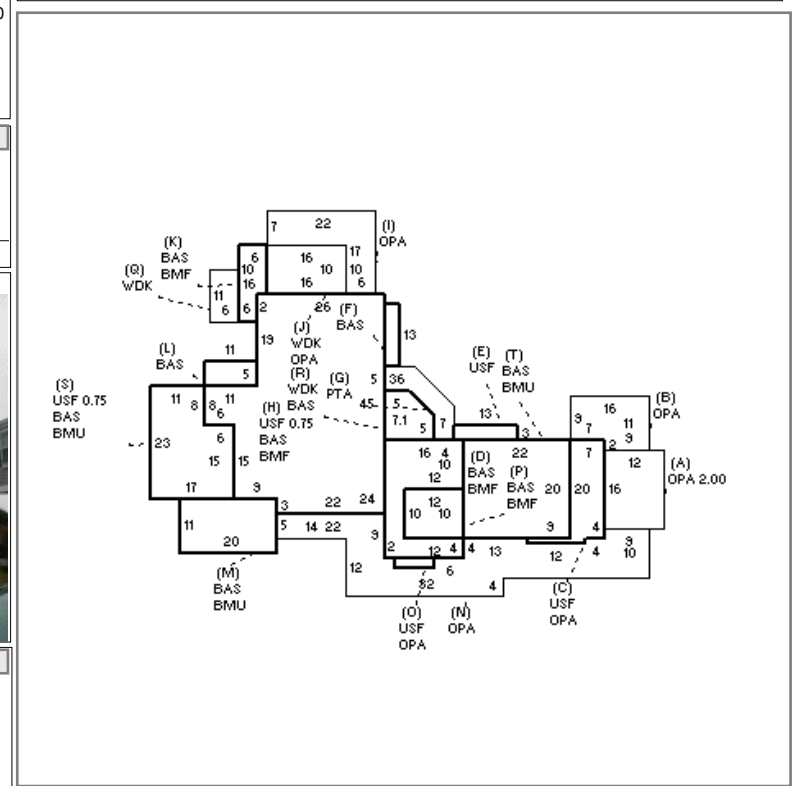
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	NC	1.00	100	1.00	100	1.00	2,418,900	1.00	MDW	1.10	OV3	6.00		2,221,210
300	A	0.591	NC	1.00	100	1.00	100	1.00	115,200	1.00	OV3	6.00				68,080

TOTAL	1.509 Acres		ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM		N O T E	Ocn Wv & Bch Rts			LAND	2,289,300	1,589,700
Infl1	100			BUILDING	2,322,200	2,080,000			
Infl2	100			DETACHED	68,700	65,400			
				OTHER	716,700	631,000			
				TOTAL	5,396,900	4,366,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
IPC	A	1.00	10 0.90	20X40	1998	800	41.40	29,800
GUL	A	1.00	10 0.90		2007	864	50.00	38,900



BLDG COMMENTS



DET
ACHED

BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW	12/31/2018	APK
MODEL	1		RESIDENTIAL					
STYLE	19	1.30	NEW STYLE [100%]					
QUALITY	G	1.55	GOOD [100%]					
FRAME	1	1.00	WOOD FRAME [100%]					

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G

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,764,471
NET AREA	4,429	DETAIL ADJ	1.352	FOUNDATION	4	FLR & WALL	1.00	+	OPA	N	OPEN PORCH	1,748		117.96	206,186		
\$NLA(RCN)	\$624	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BMF	N	BSMT FINISH-SEP	1,789		168.33	301,142		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,455	2004	393.30	572,249		
				ROOF COVER	2	WOOD SHIN	1.01	+	BAS	L	BAS AREA	2,974	2004	463.50	1,378,460		
				FLOOR COVER	16	HARDWD/OTHER	1.00	G	PTA	N	PATIO/STOOP	91		27.75	2,525		
				INT. FINISH	2	DRYWALL	1.00	+	BMU	N	BSMT UNFINISHED	1,003		112.09	112,423		
				HEATING/COOL	9	WARM/COOL AIR	1.03	+	WDK	N	WOOD DECK	314		90.52	28,424		
				FUEL SOURCE	2	GAS	1.00	+	PTA	N	PATIO/STOOP	946		27.74	26,246		
									PTA	N	PATIO/STOOP	108		27.74	2,996		
									PTA	N	PATIO/STOOP	72		27.75	1,998		
									F21	O	FPL 2S 1OP	4		16,082.80	64,331		
									GFP	O	GAS LOG/FP/E FP	3		9,643.60	28,931		

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2006 / 16
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$2,322,200

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PISCINA 2012 TRUST				16J-27-Y4				42 COTCHPINICUT RD			
PISCINA MARY & VOLPE MICHAEL TRSTES				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
42 COTCHPINICUT RD											
N CHATHAM, MA 02650											

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

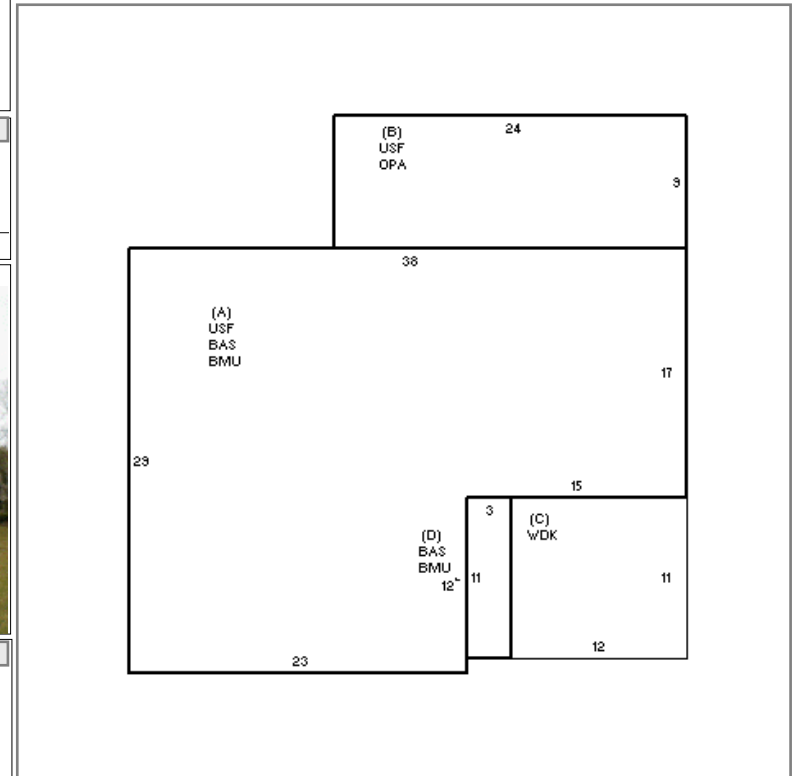
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	716,700	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	1/11/2013	MR
MODEL	1		RESIDENTIAL	LIST			
STYLE	18	1.30	RENO'D ANTIQUE [100%]				
QUALITY	+	1.20	PLUS AVE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1790	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	918,830
NET AREA	2,093	DETAIL ADJ	1.378	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	955		87.78	83,830	CONDITION ELEM	CD
\$NLA(RCN)	\$439	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	955	1790	401.19	383,137	EXTERIOR	
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,138	1790	340.42	387,402	INTERIOR	
STORIES	2	1.00		ROOF COVER	2	WOOD SHIN	1.01	B	OPA	N	OPEN PORCH	216		91.32	19,726	KITCHEN	
ROOMS	0	1.00		FLOOR COVER	16	HARDWD/OTHER	1.00	C	WDK	N	WOOD DECK	132		70.08	9,251	BATHS	
BEDROOMS	3	1.00		INT. FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	2		12,451.20	24,902	HEAT	
FULL BATHS	2	1.00		HEATING/COOL	11	HT-WT/COOL AIR	1.05									ELECT	
1/2 BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00										
FIXTURES	8	\$10,583															
UNITS	1	1.00															
																EFF.YR/AGE	1997 / 25
																COND	22 22 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$716,700