

Key: 4070

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.465

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GALAXY NOMINEE TRUST PERKINS SHEP 89 MOUNT VERNON ST BOSTON, MA 02108-1330				16K-2-1				149 COTCHPICUT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GALAXY NOMINEE TRUST				05/29/2009	QS	3,350,000	23753-162				
GEORGE C DILLON LIVING TR				05/28/2009	A	1	23753-123				
GEORGE C DILLON LIV TRST				03/20/2009	A	1	23544-59				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
92-229	10/14/2015	8	Cyc. Reinsp.		10/14/2015	APK	100 100
10-392	04/20/2012	51	Meas		04/20/2012	MR	100 100
	02/24/2011	50	Meas & List			CE	100 100
		99	n/a	3,000	02/24/2011		100 100
	10/27/2010	5	Demolitions	5,000	02/24/2011		100 100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NC	1.00	100	1.00	100	1.00	OV4	7.00		2,355,830
300	A	0.681	NC	1.00	100	1.00	100	1.00	OV4	7.00		91,530

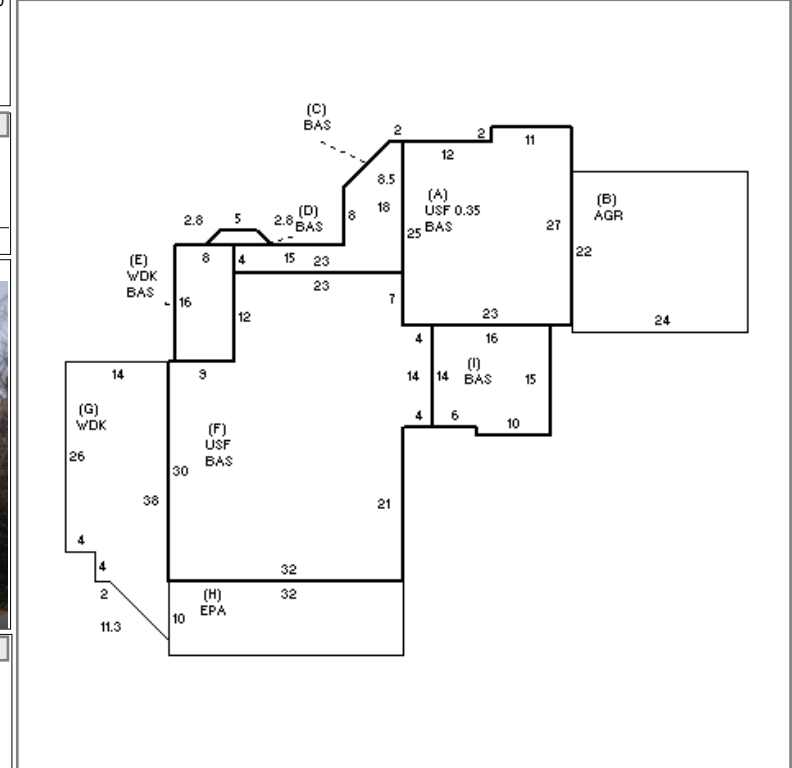
DETACHED

TOTAL	1.599 Acres		ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM		N O T E	Not Wf - Marsh Front			LAND	2,447,400	1,748,000
Inf1	100			LAND BUILDING	1,308,200	1,190,400			
Inf2	100			DETACHED	20,400	19,500			
						OTHER	323,700	279,100	
						TOTAL	4,099,700	3,237,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CTC	A	1.00	30 0.70	1970	1	27,389.70	19,200
SHF	A	1.00	10 0.90	2006	96	14.26	1,200



BLDG COMMENTS  
OUTDOOR SHOWER



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW	10/14/2015	APK
MODEL	1		RESIDENTIAL					
STYLE	7	1.00	OLD STYLE [100%]					
QUALITY	G	1.55	GOOD [100%]					
FRAME	1	1.00	WOOD FRAME [100%]					

YEAR BLT	1924	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,677,137
NET AREA	3,952	DETAIL ADJ	1.060	FOUNDATION	99	N/A	1.00	+	BAS	L	BAS AREA	2,451	1924	367.13	899,828		
\$NLA(RCN)	\$424	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	1,501	1924	311.52	467,590		
				ROOF SHAPE	6	SALTBOX	1.00	B	AGR	N	ATTACHED GARAGE	528		120.69	63,725		
				ROOF COVER	2	WOOD SHIN	1.01	+	WDK	N	WOOD DECK	564		90.52	51,054		
				FLOOR COVER	2	SOFTWOOD	1.00	H	EPA	N	ENCL PORCH	320		207.24	66,315		
				INT. FINISH	12	PLASTR/DRYWLI	1.00		BMU	N	BSMT UNFINISHED	560		132.59	74,248		
				HEATING/COOL	11	HT-WT/COOL AIR	1.05		F21	O	FPL 2S 1OP	1		16,082.80	16,083		
				FUEL SOURCE	2	GAS	1.00		F22	O	FPL 2S 2OP	1		22,521.50	22,522		

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$1,308,200

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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

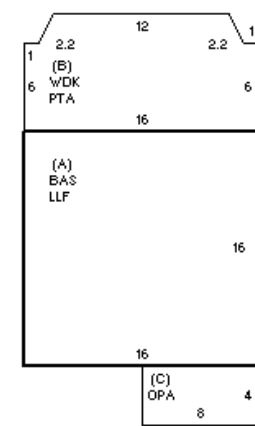
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	323,700	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	1/11/2013	MR
MODEL	1		RESIDENTIAL	LIST			
STYLE	1	0.85	RANCH [100%]				
QUALITY	V	2.35	VERY GOOD [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

BLDG COMMENTS

G

YEAR BLT	2011	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	363,677
NET AREA	256	DETAIL ADJ	0.884	FOUNDATION	4	FLR & WALL	1.00	A	LLF	N	LOWER LEVEL FIN	256		539.79	138,187	CONDITION ELEM	CD
\$NLA(RCN)	\$1,421	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	256	2011	733.48	187,772	EXTERIOR	
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO/STOOP	122		42.07	5,132	INTERIOR	
STORIES	1	1.00		ROOF COVER	2	WOOD SHIN	1.01	B	WDK	N	WOOD DECK	122		137.24	16,744	KITCHEN	
ROOMS	2	1.00		FLOOR COVER	26	SOFTWD/OTHER	1.00	C	OPA	N	OPEN PORCH	32		178.82	5,722	BATHS	
BEDROOMS	1	1.00		INT. FINISH	23	DRYWLI/WD PNL	1.00		ODS	O	OUT DOOR SHWR-A	1		3,471.00	3,471	HEAT	
FULL BATHS	1	1.00		HEATING/COOL	9	WARM/COOL AIR	1.03									ELECT	
1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00										
FIXTURES	4	\$6,648															
UNITS	1	1.00															
																EFF.YR/AGE	2011 / 11
																COND	11 11 %
																FUNC	0
																ECON	0
																DEPR	11 % GD 89
																RCNLD	\$323,700