

Key: 4111

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.515

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CHAPMAN JOHN C & DIANA B 12 MONMOUTH CT BROOKLINE, MA 02446				17C-27-28				81 HOLWAY ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHAPMAN JOHN C & DIANA B				06/09/2014	L		1 (203595)				
FAE HOLDINGS 418933R LLC				10/10/2013	QS	2,050,000	(201707)				
81 HOLWAY ST LLC				03/16/2011	A		1 25321-27				

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	%
14-543	03/20/2020	70	FOL				100	100
12-521	11/18/2016	3	Renovations		11/18/2016	APK	100	100
12-242	09/23/2014	3	Renovations	500,000	06/24/2016	WFF	100	100
	11/09/2012	11	Window Rplc	4,900	07/16/2013	SF	100	100
	05/11/2012	10	Reroof	7,000	07/16/2013	SF	100	100

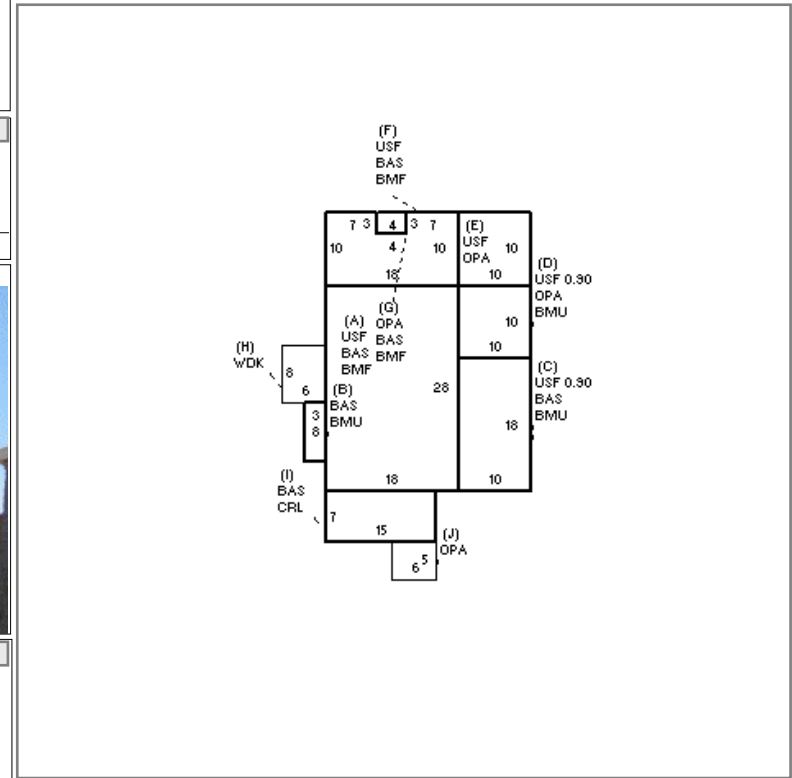
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,871	CH	1.00	95 0.95	100 1.00	6,615,325	2.98	100 1.00	OF6	19.00	4,922,960

TOTAL	10,900 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE	LAND	4,923,000	4,102,200			
Inf1	95		BUILDING	1,072,500	944,400			
Inf2	100		DETACHED	1,500	1,400			
			OTHER	0	0			
			TOTAL	5,997,000	5,048,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	V	1.50 30 0.70		1981	100	21.09	1,500



BLDG COMMENTS
BMF=FR RM



BUILDING	CD	ADJ	DESC	MEASURE	6/24/2016	WFF
MODEL	1		RESIDENTIAL	LIST	6/24/2016	WFF
STYLE	18	1.30	RENO'D ANTIQUE [100%]	REVIEW	11/18/2016	APK
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,191,634		
NET AREA	2,017	DETAIL ADJ	1.339	FOUNDATION	4	FLR & WALL	1.00	+	BMF	N	BSMT FINISH-SEP	684		168.33	115,137	CONDITION ELEM	CD		
\$NLA(RCN)	\$591	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	993	1900	507.20	503,652	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,024	1900	430.38	440,707	INTERIOR	V		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BMU	N	BSMT UNFINISHED	304		140.24	42,634	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	242		117.95	28,545	BATHS	V		
				INT. FINISH	2	DRYWALL	1.00	H	WDK	N	WOOD DECK	48		90.51	4,345	HEAT	U		
				HEATING/COOL	9	WARM/COOL AIR	1.03	I	CRL	N	CRAWL SPACE	105		41.72	4,380	ELECT	U		
				FUEL SOURCE	2	GAS	1.00		BMG	O	BSMT GARAGE	1		4,293.50	4,294				
																	EFF.YR/AGE	2012 / 10	
																	COND	10 10 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	10 % GD 90	
																	RCNLD	\$1,072,500	