Key: 4266

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4,676

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LOVE ANDREA S & NOW LUND JAMES K & ANN E 22 WYNDHURST HOLDEN, MA 01520	2A-24-E12	38 UNCLE LEVIS LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LUND JAMES K & ANN E	08/30/2023	QS	724,900	(233814)
LOVE ANDREA S &	05/24/2022	A	1	(230043)
JULIA B STECKER REV TRUST	01/18/2005	A	1	(175679)

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	%
	04/12/2012	51	Meas		04/12/2012	MR	100	100
11-008	01/13/2011	2	Additions	85,000	04/12/2012	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,049	SC 1.00	100 1.00	100 1.00	641,375	2.55	100 1.00	R07 1.75			490,090

TOTAL	13,049 SF	ZONING	R20	FRNT	0

Nbhd	SOUTH CHATHAM
Infl1	100
Infl2	100

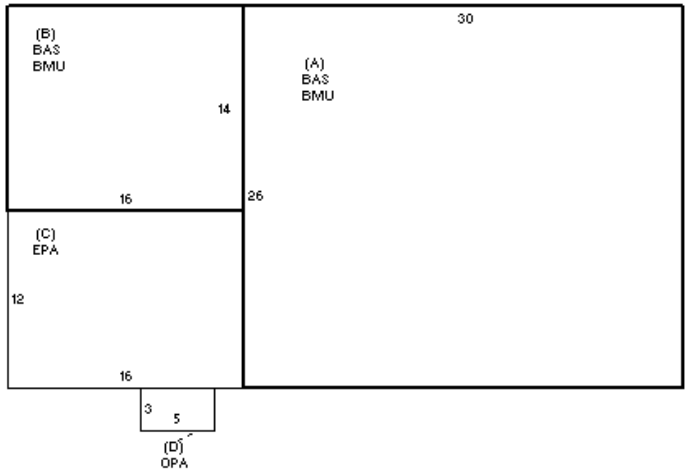
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	490,100	396,700
BUILDING	278,900	239,400
DETACHED	500	500
OTHER	0	0
TOTAL	**769,500**	**636,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8X8		64	16.25	500

PHOTO 01/21/2022



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/21/2022	TCK
LIST	1/21/2022	EST
REVIEW	2/15/2022	EMZ

BLDG COMMENTS

YEAR BLT	1952	SIZE ADJ	1.000
NET AREA	1,004	DETAIL ADJ	0.850
$NLA(RCN)	$356	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$4,080
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUND WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	3	WOOD PANEL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,004		72.31	72,604
+	BAS	L	BAS AREA	1,004	1952	244.17	245,144
C	EPA	N	ENCL PORCH	192		133.70	25,670
D	OPA	N	OPEN PORCH	15		76.13	1,142
	F11	O	FPL 1S 1OP	1		7,477.00	7,477
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	357,594

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	1997 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$278,900