

Key: 4328

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.744

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
JOHNSON NANCY S & MARK D 29 PEAKHAM RD SUDBURY, MA 01776				2A-81-S6				380 PLEASANT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JOHNSON NANCY S & MARK D				04/05/2017	QS	1,194,900	30399-141				
MCCOURT PAUL J & ROBERT C				11/19/2003	A	17943-305	1				
MCCOURT PAUL				02/05/2003	A	16352-37	1				

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	%
12-350	08/21/2017	98	SALES QUESTI				100	100
	01/06/2015	3	Renovations		01/06/2016	APK	100	100
	07/31/2012	2	Additions	3,000	06/25/2013	SF	100	100
	03/11/2008	50	Meas & List			RRC	100	100
97-148	04/01/1997	99	n/a	1,500			100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,300	SC	1.00	100	1,759,200	2.88	100	1.00	VW5	4.80	1,316,460

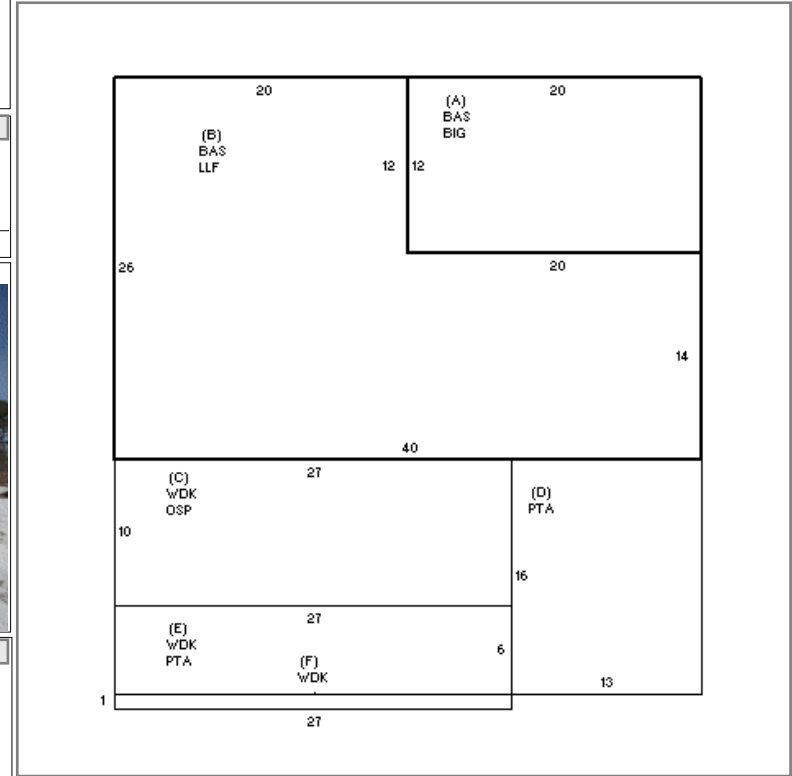
TOTAL	11,300 SF	ZONING	R20	FRNT	34	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE Ocean View/abuts Town Ldg	LAND	1,316,500	1,097,000			
Inf1	100		BUILDING	453,500	412,700			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,770,000	1,509,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
CATHEDRAL CEIINGS
LLF=FR/BR PER LISTING

BUILDING	CD	ADJ	DESC	MEASURE	2/16/2022	TCK
MODEL	1		RESIDENTIAL	LIST	2/16/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/2/2022	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,040	DETAIL ADJ	0.892
\$NLA(RCN)	\$519	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
FULL BATHS	2	1.00	
1/2 BATHS	0	1.00	
FIXTURES	6	\$5,138	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	240		105.24	25,256
EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,040	1950	265.91	276,541
ROOF SHAPE	1	GABLE	1.00	B	LLF	N	LOWER LEVEL FIN	800		195.69	156,548
ROOF COVER	1	ASPH/CMP SHIN	1.00	C	OSP	N	OPEN SCR PORCH	270		94.56	25,531
FLOOR COVER	14	HARDWD/ASPH TL	1.00	+	PTA	N	PATIO/STOOP	370		21.48	7,948
INT. FINISH	23	DRYWLI/WD PNL	1.00	+	WDK	N	WOOD DECK	459		70.08	32,167
HEATING/COOL	11	HT-WT/COOL AIR	1.05	F11	O		FPL 1S 1OP	1		8,972.40	8,972
FUEL SOURCE	2	GAS	1.00	ODS	O		OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	539,875
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2006 / 16
COND	16 16%
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$453,500