

Key: 4350

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.766

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
296 PLEASANT STREET REAL ESTATE TRUST MOYNIHAN DENNIS J & JENNIFER M COTR 6 DANA ST SOMERVILLE, MA 02145				2B-102-P1				296 PLEASANT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
296 PLEASANT STREET REAL				08/12/2021	A	10 34376-91					
MOYNIHAN DENNIS J & JENNI				03/29/2021	QS	760,000 33948-207					
LARSON REALTY TRUST				10/19/2016	A	1 30015-347					

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	%
1994046	03/11/2008	99	n/a		03/15/2023	NF	100	100
	03/04/1994	50	Meas & List			RRC	100	100
		99	n/a				100	100

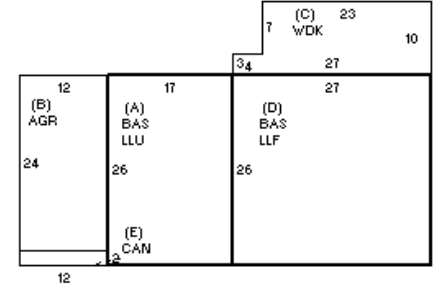
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,500	SC	1.00	1.00	641,375	3.07	1.00	1.00	R07	1.75	474,940

TOTAL	10,500 SF	ZONING	R20	FRNT	0	ASSESSED	474,900	CURRENT	384,500	PREVIOUS	321,300
Nbhd	SOUTH CHATHAM	LAND		BUILDING		DETACHED	0	OTHER	0	TOTAL	823,200
Inf1	100	OTHER		OTHER		TOTAL	0	TOTAL	0	TOTAL	705,800
Inf2	100	OTHER		TOTAL		TOTAL	0	TOTAL	0	TOTAL	705,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	2/15/2022	TCK
MODEL	1		RESIDENTIAL	LIST	2/15/2022	EST
STYLE	2	0.90	RAISED RANCH [100%]	REVIEW	3/23/2023	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	1,144	DETAIL ADJ	0.909	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UN	442		122.58	54,181	
\$NLA(RCN)	\$423	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,144	1966	217.56	248,886	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATTACHED GARAGE	288	84.74	24,405	
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00	C	WDK	N	WOOD DECK	242		58.40	14,133	
ROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.00	D	LLF	N	LOWER LEVEL FIN	702		160.11	112,395	
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00	E	CAN	N	CANOPY	24		43.58	1,046	
FULL BATHS	2	1.00		HEATING/COOL	16	ELECT BB W/AC	1.01	F	F12	O	FPL 1S 2OP	1		10,376.00	10,376	
1/2 BATHS	0	1.00		FUEL SOURCE	3	ELECTRIC	1.00	G	GFP	O	GAS LOG/FP/E FP	2		6,221.50	12,443	
FIXTURES	6	\$4,363						O	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477	
UNITS	1	1.00														

TOTAL RCN	483,705
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$348,300