

Key: 4443

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.861

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
DUROCHER REALTY TRUST DUROCHER BRIAN G TRUSTEE 199 PLEASANT ST #1 BROOKLINE, MA 02446				2B-72A-D2				20 SOUNDINGS LN				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				DUROCHER REALTY TRUST				11/03/2016	A	1 (211211)		
DUROCHER BRIAN & LAURA W				10/27/1993	Q	55,000 (131810)						
DAVIS ALVIN				12/01/1984	A	1 4364-254						

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	%
20-425	03/01/2021	3	Renovations	100,000	02/28/2022	TCK	100	100
		3	Renovations		04/17/2017	NF	100	100
	03/12/2004	50	Meas & List			RRC	100	100
P2003010	01/08/2003	99	n/a	10,000				
P2003011	01/08/2003	99	n/a	148,080				

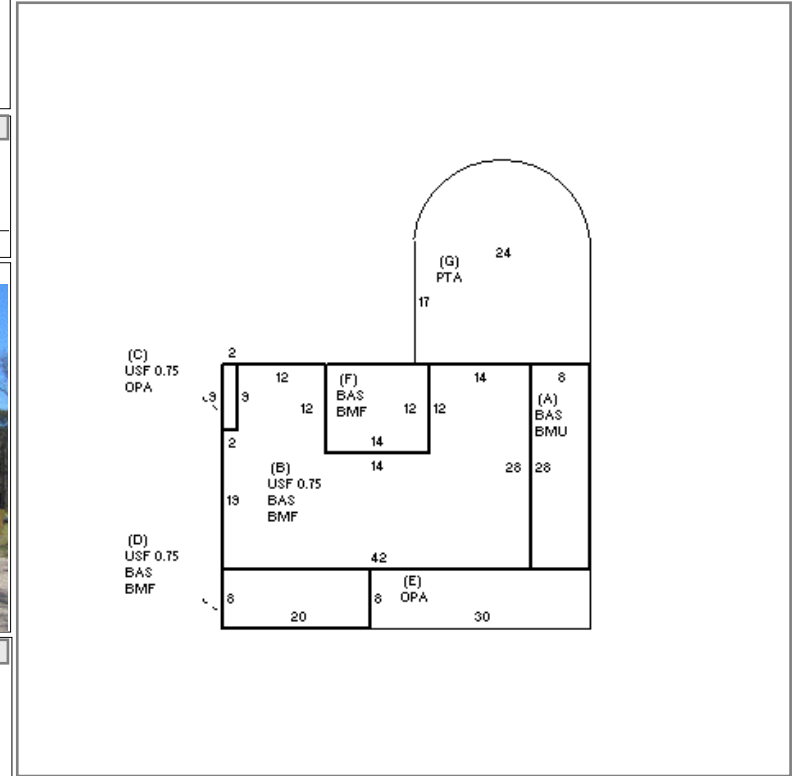
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,814	SC	1.00	100	1.00	100	1.00	R05	1.60		461,070

TOTAL	15,814 SF	ZONING	R20	FRNT	96	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	461,100	384,200
Inf1	100		BUILDING	758,700	699,100			
Inf2	100		DETACHED	700	700			
			OTHER	0	0			
						TOTAL	1,220,500	1,084,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 12X8		96	14.26	700



BLDG COMMENTS  
BMF= FAM RM, OFFICE, 1/2 BTH (PER PLANS 3/25/22)



BUILDING	CD	ADJ	DESC	MEASURE	2/28/2022	TCK
MODEL	1		RESIDENTIAL	LIST	2/28/2022	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	4/1/2022	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,418	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	224		108.58	24,322
\$NLA(RCN)	\$387	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,542	2003	293.33	452,311
				ROOF SHAPE	1	GABLE	1.00	+	BMF	N	BSMT FINISH-SEP	1,318		130.32	171,762
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	USF	L	UP-STRY FIN	876	2003	248.90	218,035
				FLOOR COVER	16	HARDWD/OTHER	1.00	+	OPA	N	OPEN PORCH	258		91.32	23,561
				INT. FINISH	2	DRYWALL	1.00	G	PTA	N	PATIO/STOOP	611		21.48	13,124
				HEATING/COOL	9	WARM/COOL AIR	1.03		F21	O	FPL 2S 1OP	1		12,451.20	12,451
				FUEL SOURCE	2	GAS	1.00		GFP	O	GAS LOG/FP/E FP	1		7,466.40	7,466
									ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	936,671	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT	A
		ELECT	A
EFF.YR/AGE		2003 / 19	
COND	19	19 %	
FUNC	0		
ECON	0		
DEPR	19	% GD	81
RCNLD			\$758,700