

Key: 4445

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.863

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HALLGREN RUTH K HEIRS 259 PLEASANT ST S CHATHAM, MA 02659				2B-73-32				249 PLEASANT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HALLGREN RUTH K HEIRS				05/23/1977	A		1 2513-194				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3030	100	COTT COL				1	1 of 5	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	02/25/2010	50	Meas & List			CE	100	100

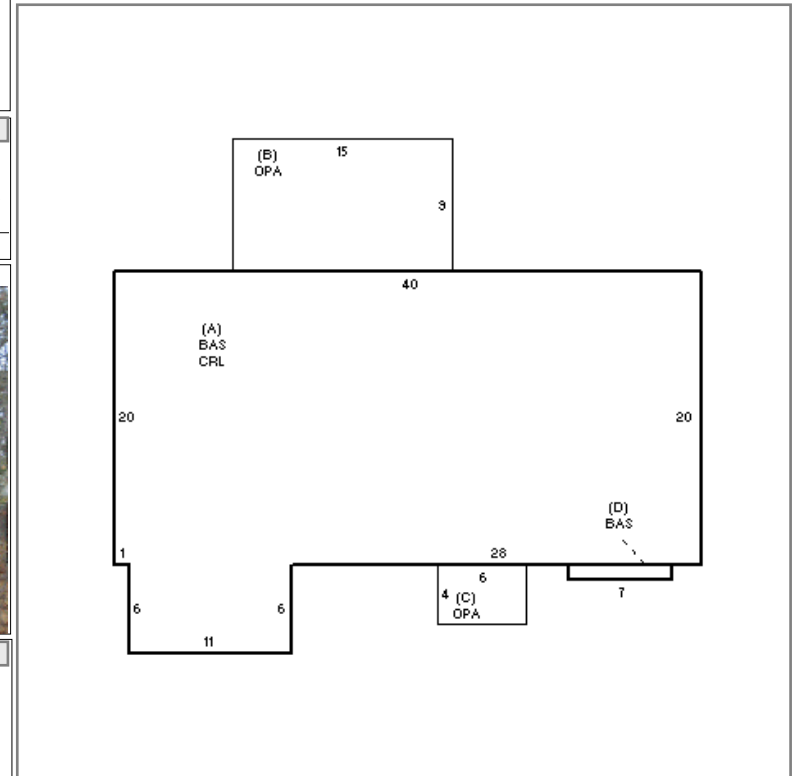
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	48,351	CI	1.00	100	1.00	100	1.00	OUT	0.90		416,480

TOTAL	1.110 Acres	ZONING	R20	FRNT	109	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	NOTE				LAND	416,500	378,600
Inf1	100					BUILDING	148,200	132,200
Inf2	100					DETACHED	400	300
						OTHER	480,700	428,900
						TOTAL	1,045,800	940,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SN1	A	1.00	50 0.50 4X4		16	45.80	400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	DATE	DF
MODEL	1		RESIDENTIAL				
STYLE	6	0.85	COTTAGE [100%]	LIST			
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	11/16/2012		DF
FRAME	1	1.00	WOOD FRAME [100%]				

BLDG COMMENTS
PLEASANT FOREST SHORES 2-1BR/2-2BR/1-3BR COTTAGE #5

G

YEAR BLT	1954 <th>SIZE ADJ</th> <td>1.000 <th>ELEMENT</th> <th>CD</th> <th>DESCRIPTION</th> <th>ADJ</th> <th>S</th> <th>BAT</th> <th>T</th> <th>DESCRIPTION</th> <th>UNITS</th> <th>YB</th> <th>ADJ PRICE</th> <th>RCN</th> <th>TOTAL RCN</th> <td>246,980 </td></td>	SIZE ADJ	1.000 <th>ELEMENT</th> <th>CD</th> <th>DESCRIPTION</th> <th>ADJ</th> <th>S</th> <th>BAT</th> <th>T</th> <th>DESCRIPTION</th> <th>UNITS</th> <th>YB</th> <th>ADJ PRICE</th> <th>RCN</th> <th>TOTAL RCN</th> <td>246,980 </td>	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	246,980	
NET AREA	873	DETAIL ADJ	0.816	FOUNDATION	3	FOUND WALL	1.00	A	CRL	N	CRAWL SPACE	866		22.29	19,307	CONDITION ELEM	CD	
\$NLA(RCN)	\$283	OVERALL	1.000	EXT. COVER	10	VERT BOARD	0.98	+	OPA	N	OPEN PORCH	159		76.10	12,100	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	873	1954	244.69	213,615	INTERIOR		
				ROOF COVER	1	ASPH/CMP SHIN	1.00									KITCHEN		
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS		
				INT. FINISH	2	DRYWALL	1.00									HEAT		
				HEATING/COOL	6	GRAVITY	0.98									ELECT		
				FUEL SOURCE	2	GAS	1.00											
																	EFF.YR/AGE	1966 / 56
																	COND	40 40 %
																	FUNC	0
																	ECON	0
																	DEPR	40 % GD 60
																	RCNLD	\$148,200

Key: 4445

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.864

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
HALLGREN RUTH K HEIRS 259 PLEASANT ST S CHATHAM, MA 02659		2B-73-32	249 PLEASANT ST			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3030	100	COTT COL				2	2 of 5
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

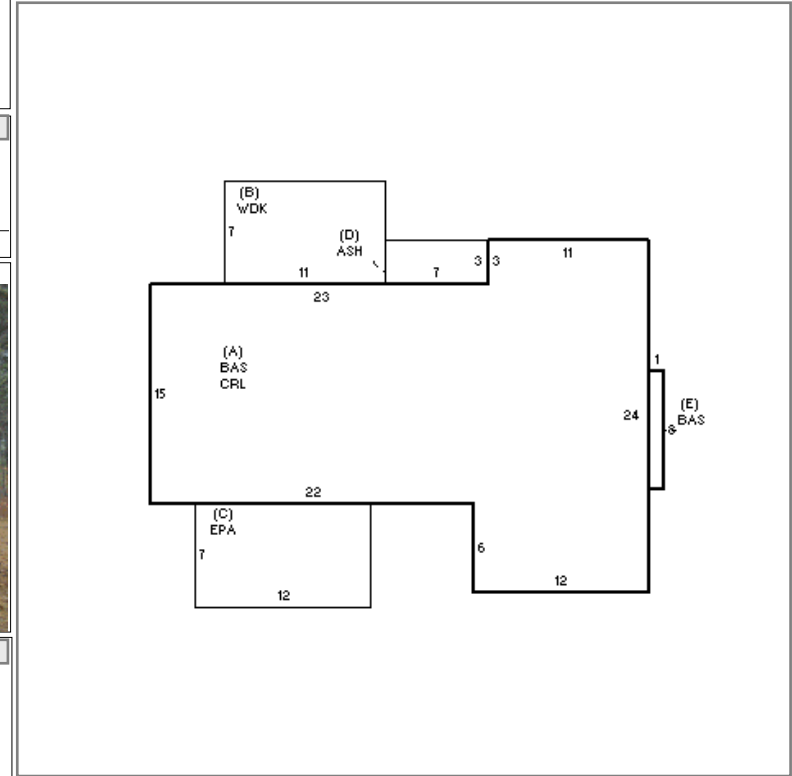
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	124,000	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/15/2012
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	DATE	DF
MODEL	1		RESIDENTIAL	LIST			
STYLE	6	0.85	COTTAGE [100%]				
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]			11/15/2012	DF

YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	623	DETAIL ADJ	0.816	FOUNDATION	3	FOUND WALL	1.00	A	CRL	N	CRAWL SPACE	615		24.63	15,149
\$NLA(RCN)	\$332	OVERALL	1.000	EXT. COVER	10	VERT BOARD	0.98	B	WDK	N	WOOD DECK	77		58.40	4,497
				ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCL PORCH	84		133.70	11,231
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	ASH	N	ATT SHED	21		60.62	1,273
				FLOOR COVER	2	SOFTWOOD	1.00					623	1951	277.00	172,571
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA				
				HEATING/COOL	6	GRAVITY	0.98								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	206,679
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1966 / 56
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$124,000

Key: 4445

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.865

LEGAL

LAND

DETACHED

BUILDING

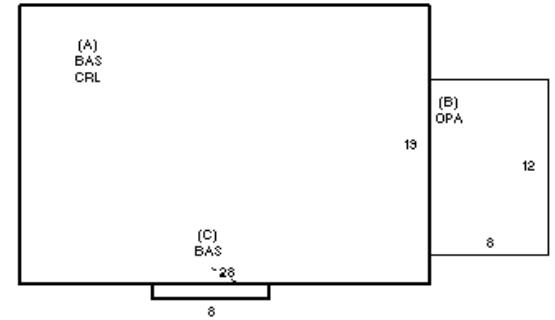
CURRENT OWNER		PARCEL ID	LOCATION			
HALLGREN RUTH K HEIRS 259 PLEASANT ST S CHATHAM, MA 02659		2B-73-32	249 PLEASANT ST			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3030	100	COTT COL				3	3 of 5
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	107,200	
Inf1					
Inf2					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
COTTAGE #2

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	DATE	DF
MODEL	1		RESIDENTIAL	LIST	11/15/2012	DF	
STYLE	6	0.85	COTTAGE [100%]				
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	540	DETAIL ADJ	0.816
\$NLA(RCN)	\$331	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	0	1.00	
BEDROOMS	2	1.00	
FULL BATHS	1	1.00	
1/2 BATHS	0	1.00	
FIXTURES	3	\$1,958	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUND WALL	1.00
EXT. COVER	10	VERT BOARD	0.98
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	6	GRAVITY	0.98
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	CRAWL SPACE	532		25.90	13,777
B	OPA	N	OPEN PORCH	96		76.10	7,306
+	BAS	L	BAS AREA	540	1950	288.11	155,581

TOTAL RCN	178,622
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1966 / 56
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$107,200

Key: 4445

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.866

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
HALLGREN RUTH K HEIRS 259 PLEASANT ST S CHATHAM, MA 02659		2B-73-32	249 PLEASANT ST			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3030	100	COTT COL				4	4 of 5
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

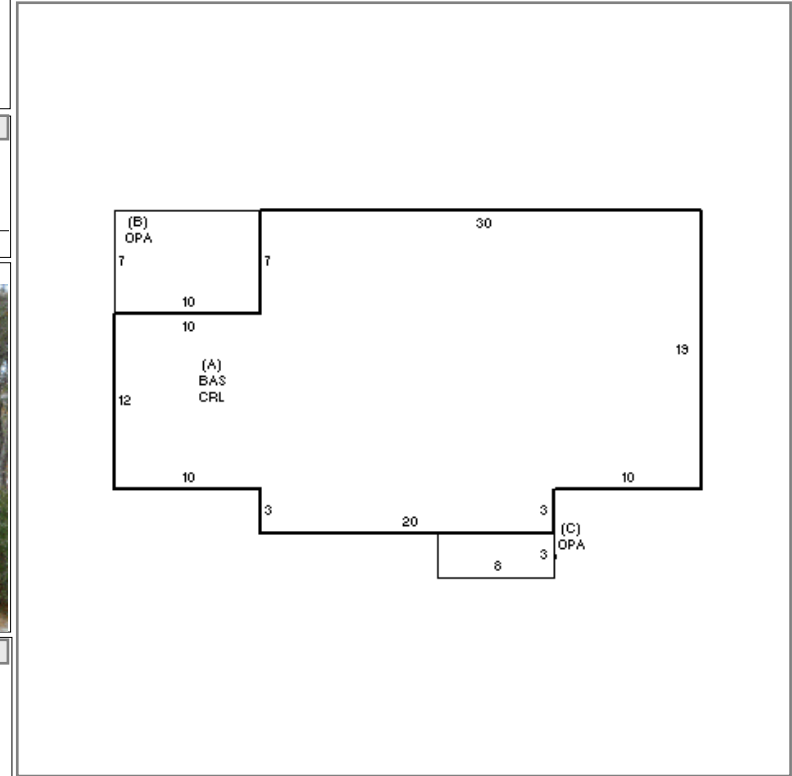
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
			LAND BUILDING DETACHED OTHER TOTAL	131,900	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	DATE	DF
MODEL	1		RESIDENTIAL	LIST			
STYLE	6	0.85	COTTAGE [100%]				
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]			11/15/2012	DF

BLDG COMMENTS
COTTAGE #3

G

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	219,895	
NET AREA	750	DETAIL ADJ	0.816	FOUNDATION	3	FOUND WALL	1.00	A	CRL	N	CRAWL SPACE	750		23.18	17,388	CONDITION ELEM	CD	
\$NLA(RCN)	\$293	OVERALL	1.000	EXT. COVER	10	VERT BOARD	0.98	A	BAS	L	BAS AREA	750	1952	257.86	193,396			
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	94		76.10	7,153	EXTERIOR		
				ROOF COVER	1	ASPH/CMP SHIN	1.00									INTERIOR		
				FLOOR COVER	2	SOFTWOOD	1.00									KITCHEN		
				INT. FINISH	2	DRYWALL	1.00									BATHS		
				HEATING/COOL	6	GRAVITY	0.98									HEAT		
				FUEL SOURCE	2	GAS	1.00									ELECT		
																	EFF.YR/AGE	1966 / 56
																	COND	40 40 %
																	FUNC	0
																	ECON	0
																	DEPR	40 % GD 60
																	RCNLD	\$131,900

Key: 4445

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.867

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
HALLGREN RUTH K HEIRS 259 PLEASANT ST S CHATHAM, MA 02659		2B-73-32		249 PLEASANT ST	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3030	100	COTT COL				5	5 of 5
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

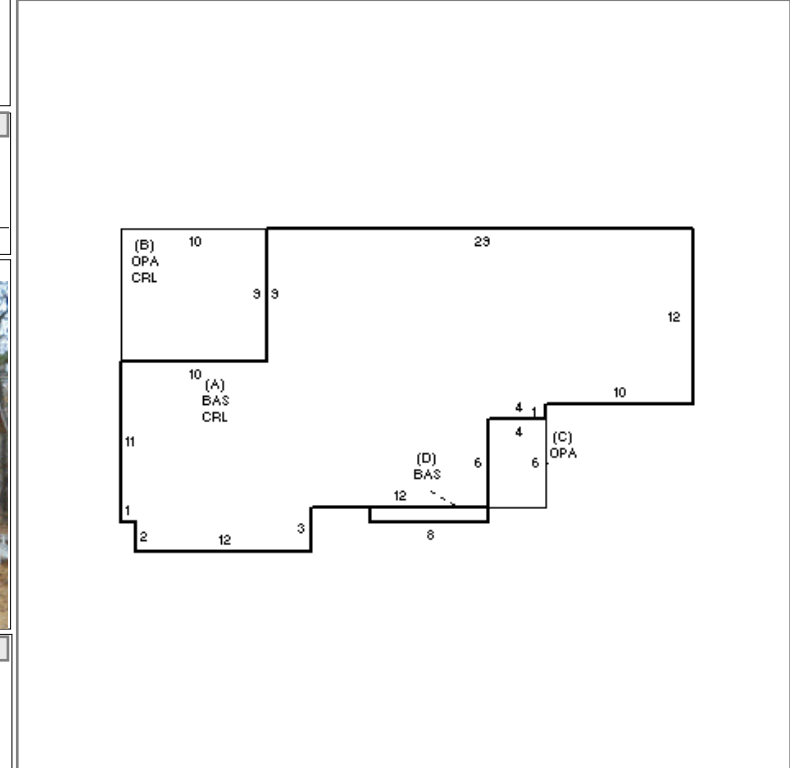
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	117,600	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	DATE	DF
MODEL	1		RESIDENTIAL	LIST			
STYLE	6	0.85	COTTAGE [100%]				
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]			11/15/2012	DF

BLDG COMMENTS
COTTAGE #4

G

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	196.038
NET AREA	602	DETAIL ADJ	0.816	FOUNDATION	3	FOUND WALL	1.00	+	CRL	N	CRAWL SPACE	684		23.83	16,297	CONDITION ELEM	CD
\$NLA(RCN)	\$326	OVERALL	1.000	EXT. COVER	10	VERT BOARD	0.98	+	OPA	N	OPEN PORCH	114		76.10	8,675	EXTERIOR	
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	602	1952	280.91	169,108	INTERIOR	
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00									KITCHEN	
ROOMS	0	1.00		FLOOR COVER	2	SOFTWOOD	1.00									BATHS	
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00									HEAT	
FULL BATHS	1	1.00		HEATING/COOL	6	GRAVITY	0.98									ELECT	
1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00									EFF.YR/AGE	1966 / 56
FIXTURES	3	\$1,958														COND	40 40 %
UNITS	1	1.00														FUNC	0
																ECON	0
																DEPR	40 % GD 60
																RCNLD	\$117,600