

Key: 4450

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.872

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
NICKERSON ALVIN W 41 WOODLAND RD S CHATHAM, MA 02659				2B-78-H5				41 WOODLAND RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				NICKERSON ALVIN W				04/05/2022	H		1 (229578)	
NICKERSON NATALIE W				07/08/1968	A		1 (43103)					
NICKERSON NATHALIE & ALVI				05/18/1968	A	100	(159286)					

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	%
97-O-H	03/12/2008	50	Meas & List			RRC	100	100
1986028	01/01/1997	99	n/a				100	100
	03/05/1986	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,435	SC	1.00	100	1.00	100	1.00	R07	1.75		474,520

DETACHED

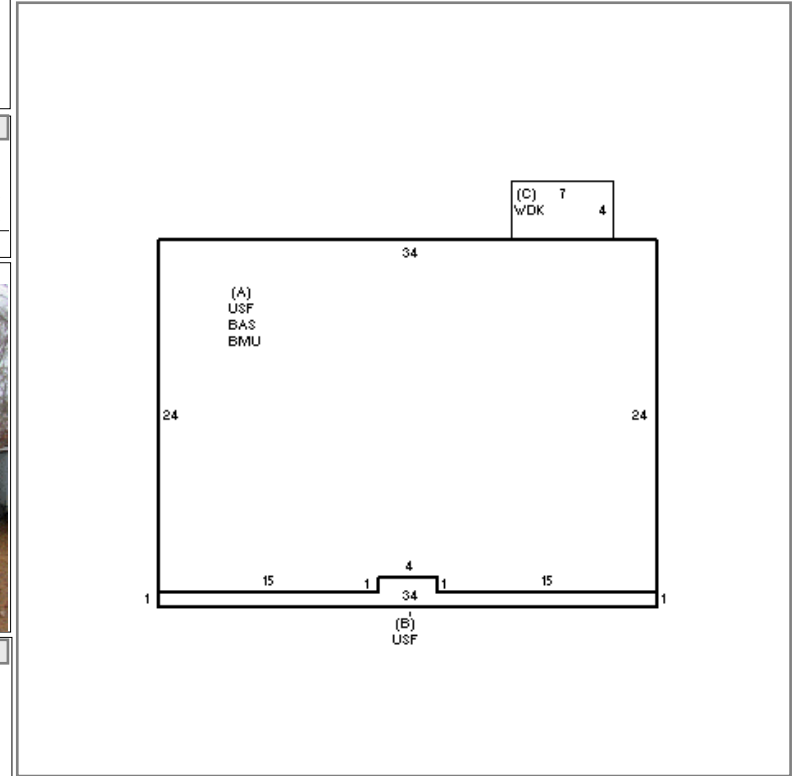
TOTAL	10,435 SF	ZONING	R20	FRNT	86	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	474,500	384,100
Inf1	100		BUILDING	243,000	221,200			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>			<b>717,500</b>	<b>605,300</b>				

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/13/2021	TCK
MODEL	1		RESIDENTIAL	LIST	12/13/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	1/14/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



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YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	467,372		
NET AREA	1,662	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	812		76.28	61,941	CONDITION ELEM	CD		
\$NLA(RCN)	\$281	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	812	1960	253.46	205,810	EXTERIOR	F		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	850	1960	215.07	182,810	INTERIOR	F		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	WDK	N	WOOD DECK	28		58.39	1,635	KITCHEN	F		
				FLOOR COVER	1	HARDWOOD	1.00		F21	O	FPL 2S 1OP	1		10,376.00	10,376	BATHS	F		
				INT. FINISH	2	DRYWALL	1.00									HEAT	O		
				HEATING/COOL	2	HOT WATER	1.00									ELECT	O		
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1960 / 62
																		COND	48 48 %
																		FUNC	0
																		ECON	0
																		DEPR	48 % GD 52
																		RCNLD	\$243,000