

Key: 4460

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.882

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |   |            |              | LOCATION            |  |  |  |
|--|--|--|--|------------|---|------------|--------------|---------------------|--|--|--|
| CAHOON CHARLES L<br>PO BOX 111<br>S CHATHAM, MA 02659-0111 |  |  |  | 2B-89-9A   |   |            |              | 196 FOREST BEACH RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T | SALE PRICE | BK-PG (Cert) |                     |  |  |  |
| CAHOON CHARLES L   |  |  |  | 11/08/1991 | A | 5,500      | ()           |                     |  |  |  |

| 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    | %   |
| 12-170 | 04/04/2012 | 10            | Reroof       | 3,800  | 07/02/2013 | SF  | 100    | 100 |
| 91-326 | 03/12/2008 | 50            | Meas & List  |        |            | RRC | 100    | 100 |
|        |            | 1             | New Construc | 90,000 |            |     | 100    | 100 |

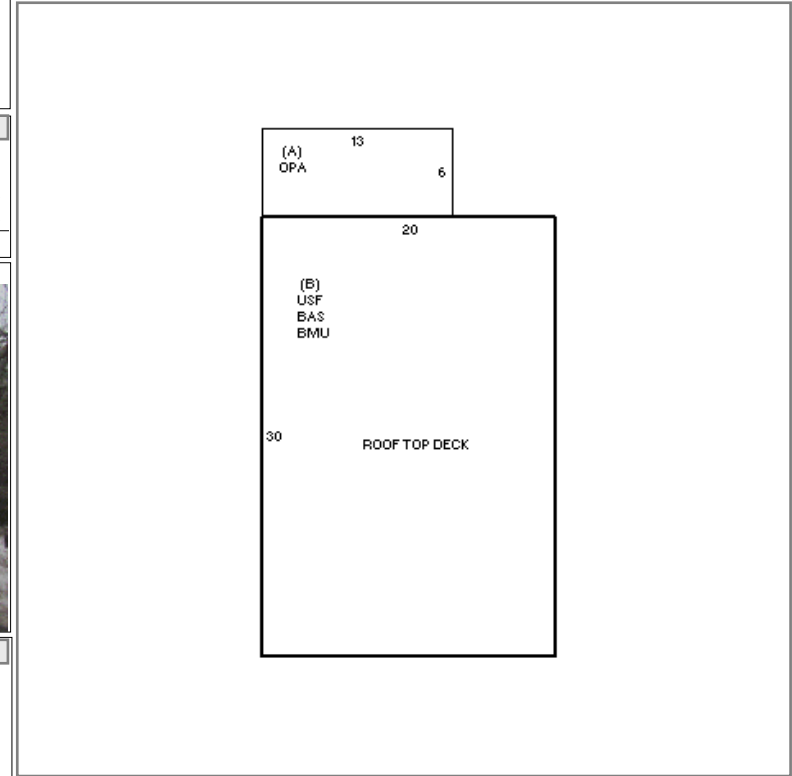
| CD  | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|-----|------|------------|-----------|
| 100 | S | 4,000    | SC   | 1.00 | 1.00 | 586,400  | 7.07 | 1.00 | R05 | 1.60 |            | 380,720   |

| TOTAL | 4,000 SF      | ZONING | R20      | FRNT    | 41      | ASSESSED | CURRENT | PREVIOUS |
|-------|---------------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd  | SOUTH CHATHAM | NOTE   |          |         | LAND    | 380,700  | 317,300 |          |
| Inf1  | 100           |        | BUILDING | 445,200 | 405,100 |          |         |          |
| Inf2  | 100           |        | DETACHED | 3,800   | 3,600   |          |         |          |
|       |               |        | OTHER    | 0       | 0       |          |         |          |
|       |               |        |          |         | TOTAL   | 829,700  | 726,000 |          |

| TY  | QUAL | COND | DIM/NOTE             | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------------|----|-------|-----------|-------|
| WDK | A    | 1.00 | 10 0.90 18X14 ROOF T |    | 252   | 16.60     | 3,800 |



BLDG COMMENTS  
INFO @ DOOR 2/2/22



| BUILDING | CD | ADJ  | DESC              | MEASURE | 2/2/2022  | TCK |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 2/2/2022  | EST |
| STYLE    | 5  | 1.00 | COLONIAL [100%]   | REVIEW  | 2/16/2022 | EMZ |
| QUALITY  | G  | 1.55 | GOOD [100%]       |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

| YEAR BLT   | 1991  | SIZE ADJ   | 1.000 | ELEMENT      | CD         | DESCRIPTION | ADJ   | S    | BAT | T   | DESCRIPTION     | UNITS    | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 585,756    |   |
|------------|-------|------------|-------|--------------|------------|-------------|-------|------|-----|-----|-----------------|----------|------|-----------|---------|----------------|------------|---|
| NET AREA   | 1,200 | DETAIL ADJ | 1.010 | FOUNDATION   | 4          | FLR & WALL  | 1.00  | A    | OPA | N   | OPEN PORCH      | 78       |      | 117.96    | 9,201   | CONDITION ELEM | CD         |   |
| \$NLA(RCN) | \$488 | OVERALL    | 1.000 | EXT. COVER   | 2          | CLAPBOARD   | 1.00  | B    | BMU | N   | BSMT UNFINISHED | 600      |      | 129.46    | 77,674  | EXTERIOR       | A          |   |
| CAPACITY   |       |            | UNITS | ADJ          | ROOF SHAPE | 1           | GABLE | 1.00 | B   | BAS | L               | BAS AREA | 600  | 1991      | 427.59  | 256,553        | INTERIOR   | A |
| STORIES    | 2     | 1.00       |       | ROOF COVER   | 2          | WOOD SHIN   | 1.01  | B    | USF | L   | UP-STRY FIN     | 600      | 1991 | 362.82    | 217,694 | KITCHEN        | A          |   |
| ROOMS      | 5     | 1.00       |       | FLOOR COVER  | 1          | HARDWOOD    | 1.00  |      | F21 | O   | FPL 2S 1OP      | 1        |      | 16,082.80 | 16,083  | BATHS          | A          |   |
| BEDROOMS   | 2     | 1.00       |       | INT. FINISH  | 2          | DRYWALL     | 1.00  |      | ODS | O   | OUT DOOR SHWR-A | 1        |      | 2,289.40  | 2,289   | BATHS          | A          |   |
| FULL BATHS | 1     | 1.00       |       | HEATING/COOL | 2          | HOT WATER   | 1.00  |      |     |     |                 |          |      |           |         | HEAT           | A          |   |
| 1/2 BATHS  | 1     | 1.00       |       | FUEL SOURCE  | 2          | GAS         | 1.00  |      |     |     |                 |          |      |           |         | ELECT          | A          |   |
| FIXTURES   | 5     | \$6,262    |       |              |            |             |       |      |     |     |                 |          |      |           |         |                |            |   |
| UNITS      | 1     | 1.00       |       |              |            |             |       |      |     |     |                 |          |      |           |         |                |            |   |
|            |       |            |       |              |            |             |       |      |     |     |                 |          |      |           |         | EFF.YR/AGE     | 1991 / 31  |   |
|            |       |            |       |              |            |             |       |      |     |     |                 |          |      |           |         | COND           | 24 24 %    |   |
|            |       |            |       |              |            |             |       |      |     |     |                 |          |      |           |         | FUNC           | 0          |   |
|            |       |            |       |              |            |             |       |      |     |     |                 |          |      |           |         | ECON           | 0          |   |
|            |       |            |       |              |            |             |       |      |     |     |                 |          |      |           |         | DEPR           | 24 % GD 76 |   |
|            |       |            |       |              |            |             |       |      |     |     |                 |          |      |           |         | RCNLD          | \$445,200  |   |