Key: 4469

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4,891

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CAHOON CHARLES LEON PO BOX 111 S CHATHAM, MA 02659-0111	2B-98-43	8 WOODLAND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CAHOON CHARLES LEON	06/02/1999	H	130,000	12312-100
GOLDEN TRUST	06/10/1994	K	1	9231-67
VAN BUREN CAROLINE	03/28/1994	F	1	9114-259

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

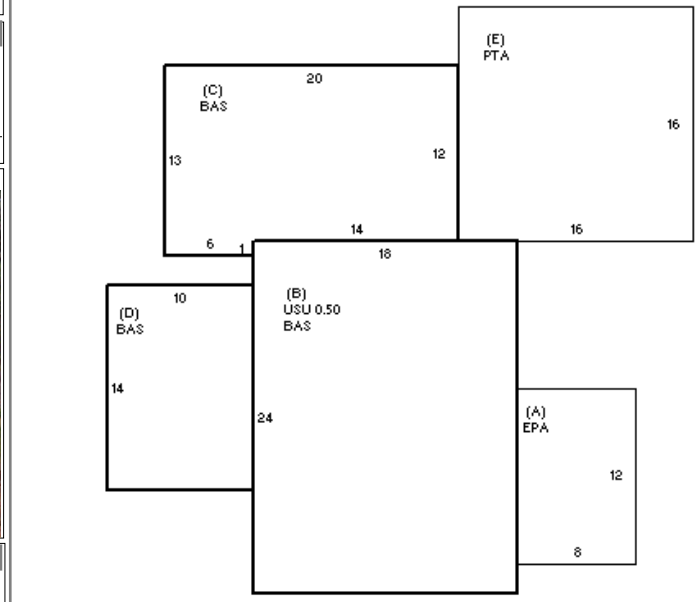
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	03/12/2008	50	Meas & List			RRC	100	100
1986027	03/04/1986	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,986	SC 1.00	100 1.00	100 1.00	641,375	1.20	100 1.00	R07 1.75			565,340

TOTAL	31,986 SF	ZONING	R20	FRNT	0
Nbhd	SOUTH CHATHAM	NOTE	Thomas James		
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	565,300	457,600
BUILDING	162,500	140,400
DETACHED	12,100	11,500
OTHER	0	0
TOTAL	**739,900**	**609,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G 1.20	50 0.50	20X22	1981	440	54.86	12,100

PHOTO 12/13/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.85	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/13/2021	TCK
LIST	12/13/2021	EST
REVIEW	1/14/2022	EMZ

YEAR BLT	1935	SIZE ADJ	1.000
NET AREA	818	DETAIL ADJ	0.850
$NLA(RCN)	$320	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
FULL BATHS	1	1.00
1/2 BATHS	0	1.00
FIXTURES	3	$2,040
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	99	N/A	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	43	ASPH TL/CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCL PORCH	96		133.70	12,835
+	BAS	L	BAS AREA	818	1935	242.02	197,975
B	USU	N	UPPER STORY UNF	216		123.31	26,636
E	PTA	N	PATIO/STOOP	256		17.90	4,582
	F21	O	FPL 2S 1OP	1		10,376.00	10,376
	GFP	O	GAS LOG/FP/E FP	1		6,222.00	6,222
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	262,143

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1967 / 55	
COND	38	38 %
FUNC	0	
ECON	0	
DEPR	38	% GD 62
RCNLD		$162,500