

Key: 4563

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.994

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HADDAD FAMILY TRUST NOW FOREST BLUFF LLC 19 FOREST BLUFF RD S CHATHAM, MA 02659				3A-8-D1				19 FOREST BLUFFS RD			
TRANSFER HISTORY				DOS		T		SALE PRICE		BK-PG (Cert)	
FOREST BLUFF LLC				07/13/2023		B		1 (233417)			
HADDAD FAMILY TRUST				01/08/2015		O		1,600,000 (205370)			
LINDSAY REALTY TRUST				01/26/1988		A		1 (113387)			

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	%
16-085	02/24/2016	3	Renovations	25,000	05/03/2017	NF	100	100
15-607	10/15/2015	1	New Construc	500,000	05/03/2017	NF	100	100
15-548	09/17/2015	5	Demolitions	15,000			100	100
	03/12/2008	50	Meas & List			RRC	100	100

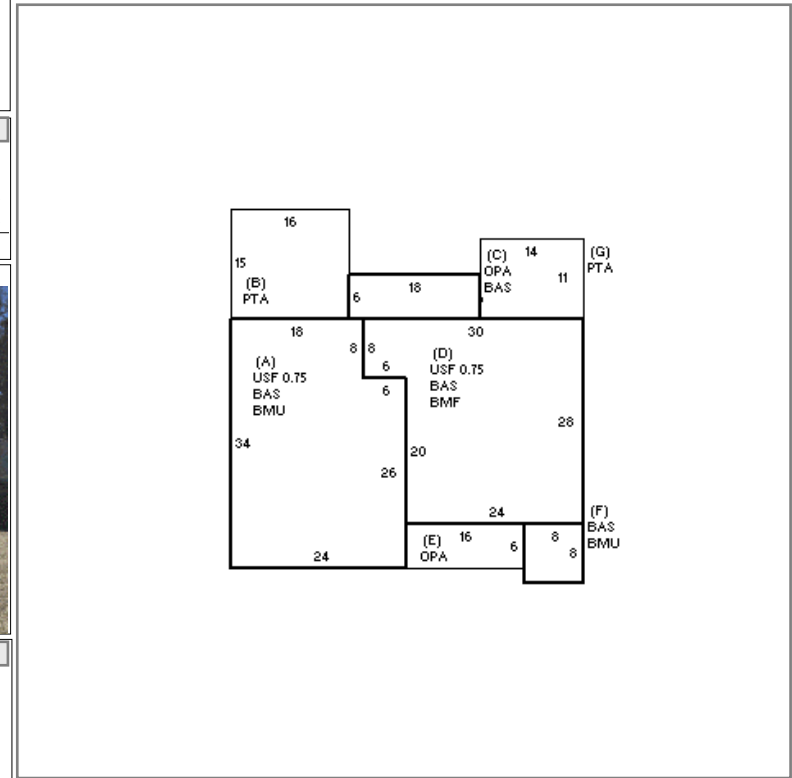
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	16,534	SC	1.00	1.00	1.00	1.00	2,473,875	2.09	REA	0.90	WF4 7.50	1,958,290

TOTAL	16,534 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE INFL = LIMITED WATER FRONTAGE	LAND		1,958,300	1,631,800		
Inf1	100		BUILDING		1,194,400	1,099,000		
Inf2	100		DETACHED		0	0		
			OTHER		0	0		
TOTAL				3,152,700		2,730,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
BMF=RM



BUILDING	CD	ADJ	DESC	MEASURE	6/14/2016	WFF
MODEL	1		RESIDENTIAL	LIST	6/14/2016	WFF
STYLE	4	1.00	CAPE [100%]	REVIEW	6/27/2017	TD
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2015	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,776	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	832		117.37	97,655
\$NLA(RCN)	\$463	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	1,116	2015	321.12	358,369
				ROOF SHAPE	1	GABLE	1.00	+	PTA	N	PATIO/STOOP	394		27.75	10,932
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BAS	L	BAS AREA	1,660	2015	378.44	628,210
				FLOOR COVER	1	HARDWOOD	1.00	D	BMF	N	BSMT FINISH-SEP	720		168.33	121,198
				INT. FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	204		117.95	24,062
				HEATING/COOL	11	HT-WT/COOL AIR	1.05		BMG	O	BSMT GARAGE	2		4,292.75	8,586
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		16,082.80	16,083
									GEN	O	GENERATOR	1		0.00	
									ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289

TOTAL RCN	1,284,310
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE 2015 / 7	
COND	7.7%
FUNC	0
ECON	0
DEPR	7% GD 93
RCNLD	\$1,194,400