

Key: 4564

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.995

LEGAL

LAND

DETACHED


BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HAMJIAN JOHN & HARRY NOW THE HARRY A HAMJIAN TRUST 35 HIXON ST BELLINGHAM, MA 02019-1083				3B-1-10				307 BAY VIEW RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
THE HARRY A HAMJIAN TRUST				03/06/2023	A		1 (D1477087)				
HAMJIAN JOHN & HARRY				11/13/2015	A		1 (207937)				
HAMJIAN RAYMOND & IRENE L				01/31/1997	A		1 (143448)				

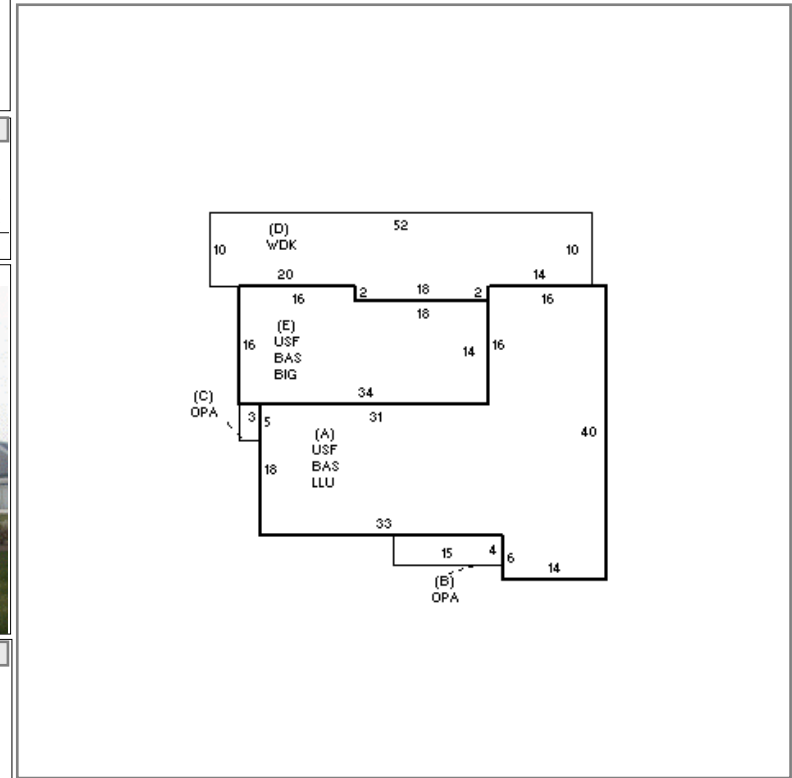
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
19-260	04/18/2019	13	SH.MTL/FHAIR	39,456	01/23/2020	NF	100 100
19-185	03/21/2019	5	Demolitions	15,140	01/07/2019	APK	100 100
18-911	11/05/2018	1	New Construc	750,000	04/15/2021	NF	100 100
	01/15/2007	50	Meas & List			AM	100 100
05-581	12/01/2005	10	Reroof	7,000	01/15/2007		100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,742	SC	1.00	80 0.80	100 1.00	967,560	1.66	MDW 1.10	VW4 3.00		799,400

TOTAL	21,742 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE INF1=WETLANDS	LAND		799,400	666,100		
Inf1	80		BUILDING		1,417,900	1,304,100		
Inf2	100		DETACHED		0	0		
			OTHER		0	0		
TOTAL					2,217,300	1,970,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/15/2020
									

BUILDING	CD	ADJ	DESC	MEASURE	1/23/2020	NF	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	1/29/2019	TCK	INT EST FROM PLANS 2/6/20
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/17/2021	EMZ	
QUALITY	G	1.55	GOOD [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				



YEAR BLT	2018	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,476,969													
NET AREA	3,388	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UN	1,186		198.28	235,158	<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr><td>EXTERIOR</td><td>A</td></tr> <tr><td>INTERIOR</td><td>A</td></tr> <tr><td>KITCHEN</td><td>A</td></tr> <tr><td>BATHS</td><td>A</td></tr> <tr><td>HEAT</td><td>A</td></tr> <tr><td>ELECT</td><td>A</td></tr> </tbody> </table>	CONDITION ELEM	CD	EXTERIOR	A	INTERIOR	A	KITCHEN	A	BATHS	A	HEAT	A	ELECT	A
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\$NLA(RCN)	\$436	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,694	2018	351.90	596,127															
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,694	2018	298.60	505,833															
STORIES	2	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00	+	OPA	N	OPEN PORCH	75		117.97	8,847															
ROOMS	9	1.00		FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	556		90.52	50,329															
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00	E	BIG	N	BUILT-IN GARAGE	508		121.10	61,516															
FULL BATHS	4	1.00		HEATING/COOL	9	WARM/COOL AIR	1.03																							
1/2 BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00																							
FIXTURES	15	\$19,158																												
UNITS	1	1.00																												

EFF.YR/AGE	2018 / 4
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$1,417,900