

Key: 4594

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.023

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
PHELAN THOMAS J & DONNA 32 FLORENCE DR S CHATHAM, MA 02659				3B-40-B43				32 FLORENCE DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PHELAN THOMAS J & DONNA				04/15/2009	A		1 (188353)					
PHELAN THOMAS J				02/02/2001	QS	222,500	(160565)					
LAVANCHY GENE PAUL				05/31/1996	QS	103,500	(140863)					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,791	SC	1.00	1.00	586,400	2.29	1.00	R05	1.60		456,470

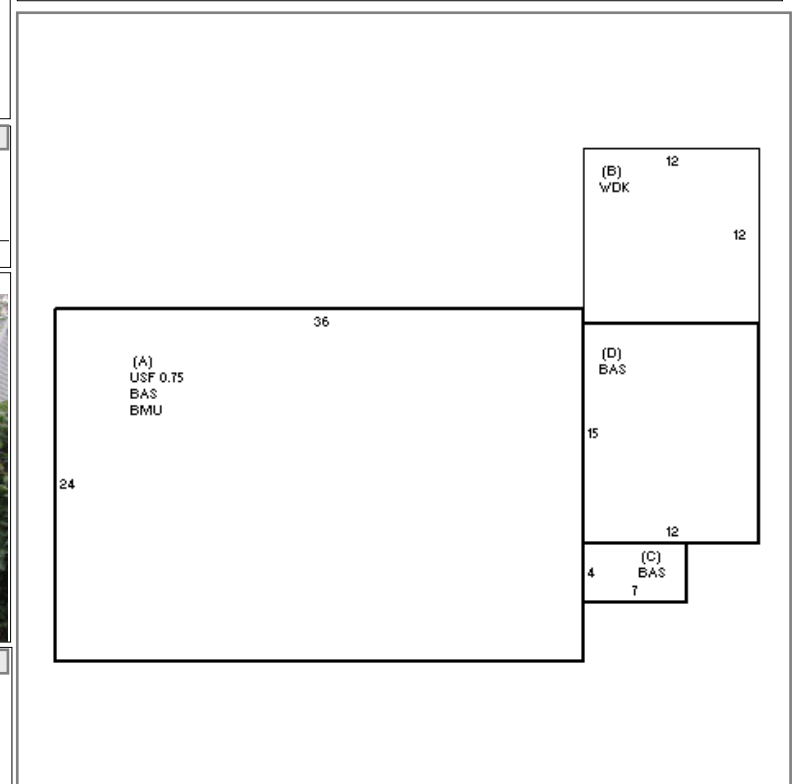
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
07-448	01/16/2009	50	Meas & List			RRC	100	100
01-603	02/05/2008	50	Meas & List			RRC	100	100
99-043	09/21/2007	2	Additions	85,000	02/05/2008		100	100
	12/13/2001	9	Foundation	23,500			100	100
	02/01/1999	3	Renovations	1			100	100

TOTAL	14,791 SF	ZONING	R20	FRNT	140	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	456,500	380,400
Inf1	100		BUILDING	408,400	376,200			
Inf2	100		DETACHED	600	600			
			OTHER	0	0			
						TOTAL	865,500	757,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 6X8		48	16.25	600



BLDG COMMENTS  
INFO @ DOOR 11/10/21



BUILDING	CD	ADJ	DESC	MEASURE	11/10/2021	TCK
MODEL	1		RESIDENTIAL	LIST	11/10/2021	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	12/17/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,720	DETAIL ADJ	1.010	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	864		75.03	64,825
\$NLA(RCN)	\$290	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	864	1960	254.21	219,640
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	648	2007	215.71	139,779
				ROOF COVER	2	WOOD SHIN	1.01	B	WDK	N	WOOD DECK	144		58.40	8,410
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BAS AREA	208	2007	254.21	52,876
				INT. FINISH	2	DRYWALL	1.00	GFP	O		GAS LOG/FP/E FP	1		6,222.00	6,222
				HEATING/COOL	2	HOT WATER	1.00	ODS	O		OUT DOOR SHWR-A	1		1,477.00	1,477
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	498,077	CONDITION ELEM	CD
		EXTERIOR	G
		INTERIOR	G
		KITCHEN	G
		BATHS	G
		HEAT	A
		ELECT	A
EFF.YR/AGE		2004 / 18	
COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82
RCNLD			\$408,400