

Key: 4604

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.033

LEGAL

LAND

DETACHED

BUILDING

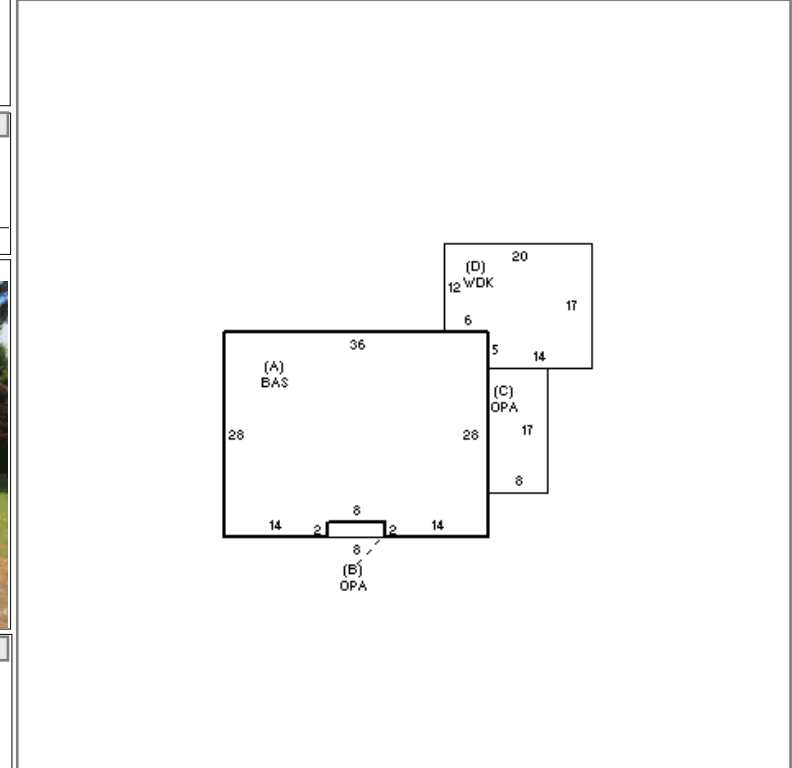
CURRENT OWNER				PARCEL ID				LOCATION			
PECHACEK BRADFORD & WENDY H 75 FAIRVIEW AVE S CHATHAM, MA 02659				3B-50-G10				49 FLORENCE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PECHACEK BRADFORD & WENDY PARR CHARLOTTE K				12/22/2008	QS	340,000	(187597)				
				04/25/1958	N	1	(21757)				

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	%
21-303	03/23/2021	8	Cyc. Reinsp.		11/10/2021	TCK	100	100
	02/09/2010	99	n/a	4,650		RRC	100	100
09-284	08/04/2009	50	Meas & List				100	100
06-395	07/17/2006	2	Additions	2,000	02/09/2010		100	100
		10	Reroof	4,500			100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,000	SC	1.00	1.00	586,400	3.88	1.00	R05	1.60		417,980

TOTAL	8,000 SF	ZONING	R20	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE			LAND	418,000	348,300	
Inf1	100		BUILDING	218,800	199,100			
Inf2	100		DETACHED	500	500			
			OTHER	0	0			
TOTAL						637,300	547,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 6X8		48	16.25	500



BUILDING	CD	ADJ	DESC	MEASURE	11/10/2021	TCK
MODEL	1		RESIDENTIAL	LIST	11/10/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	12/17/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	280,558	
NET AREA	992	DETAIL ADJ	0.839	FOUNDATION	2	SLAB	0.95	A	BAS	L	BAS AREA	992	1954	241.85	239,919	CONDITION ELEM	CD	
\$NLA(RCN)	\$283	OVERALL	1.000	EXT. COVER	16	CEMENT SIDING	1.01	+	OPA	N	OPEN PORCH	152		76.10	11,567	EXTERIOR	A	
				ROOF SHAPE	2	HIP	1.00	D	WDK	N	WOOD DECK	310		58.40	18,104	INTERIOR	G	
				ROOF COVER	1	ASPH/CMP SHIN	1.00		F11	O	FPL 1S 1OP	1		7,477.00	7,477	KITCHEN	G	
				FLOOR COVER	4	ASPH TILE	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477	BATHS	G	
				INT. FINISH	52	OTHER/DRY/WLI	1.00									HEAT	U	
				HEATING/COOL	9	WARM/COOL AIR	1.03									ELECT	U	
				FUEL SOURCE	2	GAS	1.00											
																	EFF.YR/AGE	1997 / 25
																	COND	22 22 %
																	FUNC	0
																	ECON	0
																	DEPR	22 % GD 78
																	RCNLD	\$218,800