Key: 4619

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5,048

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CAHOON BARBARA 158 FOREST BEACH RD S CHATHAM, MA 02659	3B-66-2	158 FOREST BEACH RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CAHOON BARBARA	03/11/2014	A	1	()
CAHOON MARION OLIVE	04/22/1977	QS	1	()

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	%
		8	Cyc. Reinsp.		02/02/2022	TCK	100	100
14-168	04/03/2014	3	Renovations	1,229	04/08/2015	MW	100	100
13-668	12/13/2013	3	Renovations	1,645	04/08/2015	MW	100	100
	02/25/2008	50	Meas & List			RRC	100	100
07-534	11/07/2007	10	Reroof	5,000	02/25/2008		100	100

LAND

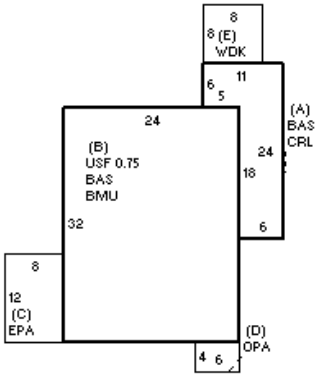
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,860	SC 1.00	90 0.90	100 1.00	527,760	1.05	100 1.00	R05 1.60			479,570

TOTAL	37,860 SF	ZONING	R20	FRNT	0

Nbhd	SOUTH CHATHAM
Infl1	90
Infl2	100

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	479,600	399,600
BUILDING	289,800	263,800
DETACHED	15,100	14,400
OTHER	0	0
TOTAL	**784,500**	**677,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	50 0.50	20X38	1981	760	39.68	15,100

PHOTO 02/02/2022

BLDG COMMENTS

INFO @ DOOR 2/2/22

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	OLD STYLE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/2/2022	TCK
LIST	2/2/2022	EST
REVIEW	2/16/2022	EMZ

YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	1,518	DETAIL ADJ	1.000
$NLA(RCN)	$298	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.8	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$4,800
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	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	24	SOFTWD/ASPH TL	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	CRAWL SPACE	174		21.84	3,800
+	BAS	L	BAS AREA	942	1925	258.25	243,274
B	BMU	N	BSMT UNFINISHED	768		73.43	56,393
B	USF	L	UP-STRY FIN	576	1925	219.14	126,222
C	EPA	N	ENCL PORCH	96		133.70	12,835
D	OPA	N	OPEN PORCH	24		76.08	1,826
E	WDK	N	WOOD DECK	64		58.41	3,738

TOTAL RCN	452,888

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

EFF.YR/AGE	1968 / 54	
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64
RCNLD		$289,800