Key: 4622

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5,051

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCCANN SEAN R & CHARLENE M 10 CORAM FARM RD NORTHBOROUGH, MA 01532	3B-70-B64	19 KITTYS LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCCANN SEAN R & CHARLENE	05/20/2016	H	425,000	(209613)
LOTSBOM RICHARD C	01/22/1980	QS	45,800	(80729)

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.		02/13/2020	TCK	100	100
19-694	10/15/2019	14	DECK	20,000	02/13/2020	TCK	100	100
18-548	07/12/2018	99	n/a	2,400	02/14/2019	TCK	100	100
	03/13/2008	50	Meas & List			RRC	100	100
1985150	09/24/1985	99	n/a				100	100

LAND

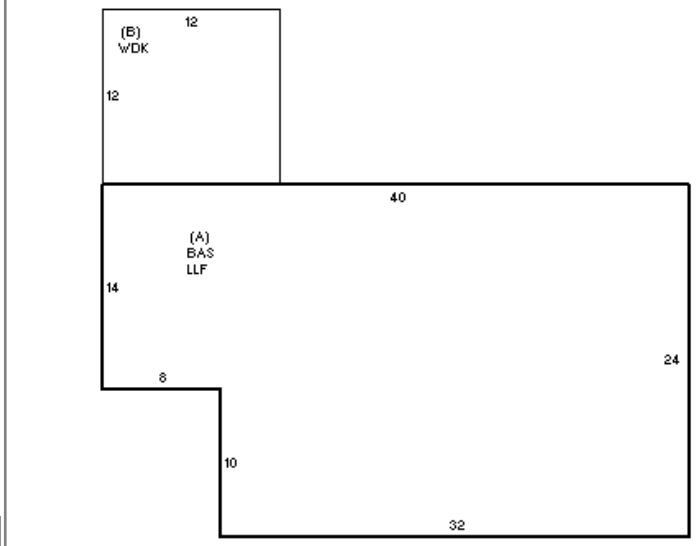
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,712	SC 1.00	100 1.00	100 1.00	586,400	3.61	100 1.00	R05 1.60			422,960

TOTAL	8,712 SF	ZONING	R20	FRNT	90

Nbhd	SOUTH CHATHAM
Infl1	100
Infl2	100

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	423,000	352,500
BUILDING	268,500	244,400
DETACHED	1,100	1,100
OTHER	0	0
TOTAL	**692,600**	**598,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	10X10		100	14.06	1,100

PHOTO 11/10/2021

BLDG COMMENTS

LLF=2BDRM,BATH

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/10/2021	TCK
LIST	11/10/2021	EST
REVIEW	12/17/2021	MR

YEAR BLT	1956	SIZE ADJ	1.000
NET AREA	880	DETAIL ADJ	0.892
$NLA(RCN)	$412	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$4,282
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	23	SOFTWD/CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	N	LOWER LEVEL FIN	880		164.40	144,669
A	BAS	L	BAS AREA	880	1956	223.39	196,581
B	WDK	N	WOOD DECK	144		58.40	8,410
	F11	O	FPL 1S 1OP	1		7,477.00	7,477
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN 362,896

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

EFF.YR/AGE 1984 / 38

COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74

RCNLD $268,500