

Key: 4731

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.166

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LINNEHAN JOHN J & JACQUELINE C 4 SENTINEL RD HINGHAM, MA 02043				3C-76-EA1				117 FOREST BEACH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LINNEHAN JOHN J & JACQUEL				03/19/2012	A	99	(196585)				
LINNEHAN JOHN J				05/17/1996	QS	151,500	(140715)				

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	%
14-243	05/06/2014	4	Outbuildings	6,720	04/08/2015	MW	100	100
13-169	03/29/2013	3	Renovations	75,000	04/08/2015	MW	100	100
	03/13/2008	50	Meas & List			RRC	100	100
1996123	05/14/1996	99	n/a				100	100

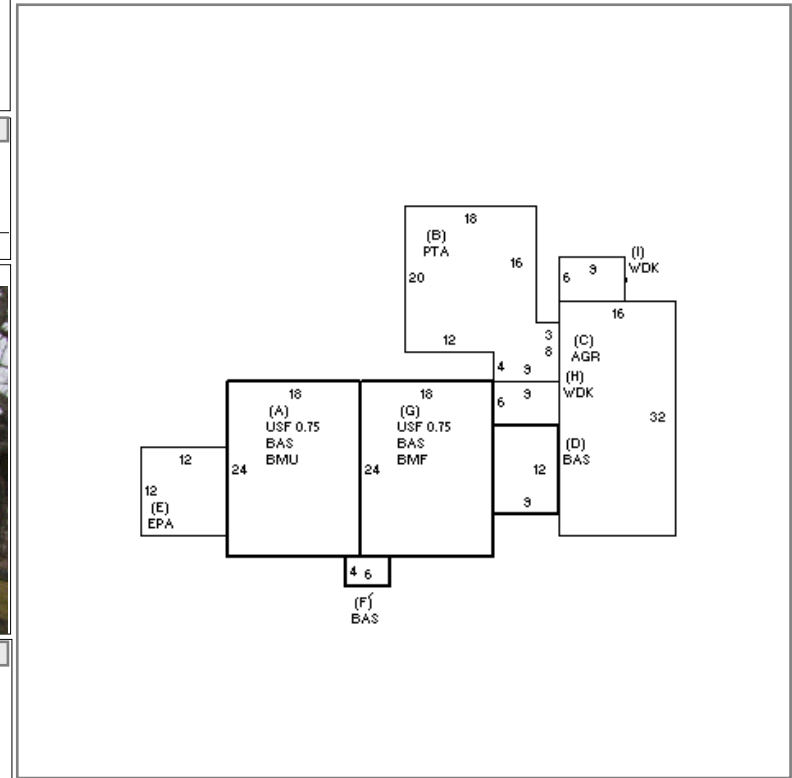
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,871	SC	1.00	1.00	1.00	1.00	476,450	2.98	100	1.00	R03 1.30	354,560

TOTAL	10,871 SF	ZONING	R20	FRNT	113	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	354,600	295,500
Inf1	100		BUILDING	480,800	442,900			
Inf2	100		DETACHED	1,500	1,400			
			OTHER	0	0			
TOTAL			836,900	739,800				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90 8X12	2013	96	17.12	1,500



BLDG COMMENTS
 BMF= REC RM
 INFO @ DOOR 1/28/22



BUILDING	CD	ADJ	DESC	MEASURE	1/28/2022	TCK
MODEL	1		RESIDENTIAL	LIST	1/28/2022	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	2/16/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,644	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	432		90.48	39,087
\$NLA(RCN)	\$352	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	648	1968	226.27	146,625
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO/STOOP	408		17.90	7,303
STORIES	1.75	UNITS	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	C	AGR	N	ATTACHED GARAGE	512		78.13	40,001
ROOMS	6	ADJ	1.00	FLOOR COVER	13	HARDWD/CARPET	1.00	+	BAS	L	BAS AREA	996	1968	266.66	265,597
BEDROOMS	3		1.00	INT. FINISH	2	DRYWALL	1.00	E	EPA	N	ENCL PORCH	144		133.70	19,253
FULL BATHS	2		1.00	HEATING/COOL	11	HT-WT/COOL AIR	1.05	G	BMF	N	BSMT FINISH-SEP	432		108.60	46,915
1/2 BATHS	1		1.00	FUEL SOURCE	1	OIL	1.00	+	WDK	N	WOOD DECK	108		58.40	6,307
FIXTURES	8		\$6,720						ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477
UNITS	1		1.00												

TOTAL RCN	579,285
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$480,800