

Key: 4803

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.241

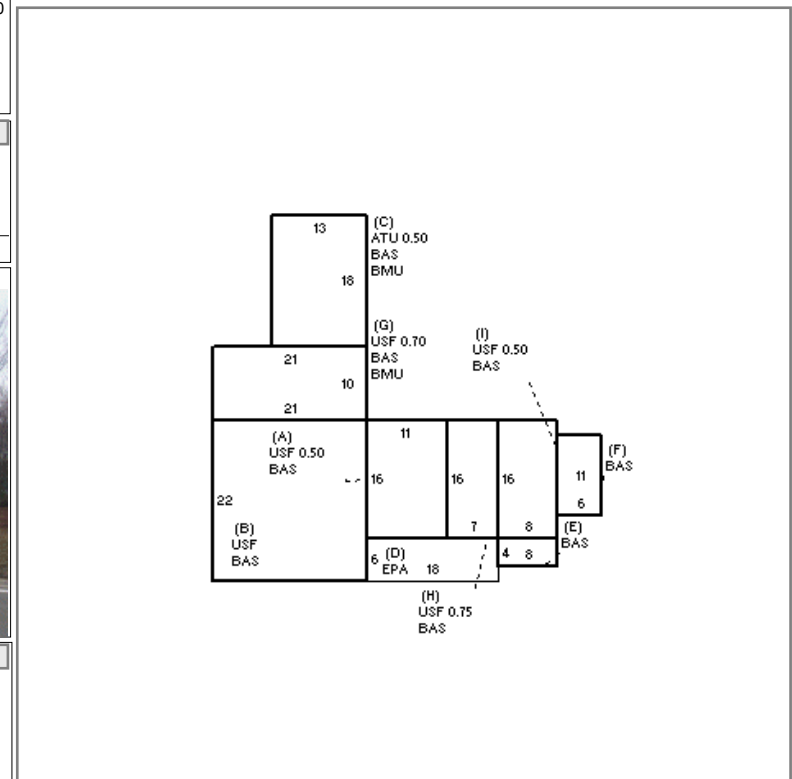
LEG
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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
FAHLE JOHN S & CARRIE A 25 BAY VIEW RD S CHATHAM, MA 02659				3D-54-24				2504 MAIN ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FAHLE JOHN S & CARRIE A				10/01/2003	A	100	17734-222					
FAHLE JOHN				07/01/2002	O	256,500	15325-93					
LYFORD KENNETH E & LENORA				08/13/1970	QS	27,900	1481-444					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	MC	1.00	100	1.00	100	1.00	MR1	0.85		286,070
300	A	0.111	MC	1.00	100	1.00	100	1.00	MR1	0.85		1,810

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0130	79	MULTI-USE RES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-972	02/28/2023	72	I&E				100 100
22-973	12/20/2022	3	Renovations	10,000			0 0
20-386	11/14/2022	6	Pools etc	150,000			0 0
19-810	03/01/2021	3	Renovations	1,500			0 0
	11/15/2019	3	Renovations	15,000	05/15/2020	APK	100 100

TOTAL	1.029 Acres	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	N O T E	ZONING IN R60 /R20			LAND	287,900	239,900
Inf1	100		LAND	570,100	500,900			
Inf2	100		OTHER	50,000	47,600			
					TOTAL	629,400	578,900	
						1,537,400	1,367,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	10 0.90 18X36	2006	648	30.74	17,900
SN2	V	1.50	20 0.80 3' OVAL	2007	7	105.90	600
BB2	G	1.20	10 0.90 22X33	2014	726	48.24	31,500



BUILDING	CD	ADJ	DESC	MEASURE	6/14/2017	APK
MODEL	1		RESIDENTIAL	LIST	6/14/2017	APK
STYLE	18	1.30	RENO'D ANTIQUE [100%]	REVIEW	6/14/2017	APK
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
WINDOW TREATMENTS ETC-1ST
HALF BATH=DETACHED BARN

YEAR BLT	1780	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	890,788		
NET AREA	2,265	DETAIL ADJ	1.300	FOUNDATION	3	FOUND WALL	1.00	+	BAS	L	BAS AREA	1,420	1780	373.76	530,740	CONDITION ELEM	CD		
\$NLA(RCN)	\$393	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	+	USF	L	UP-STRY FIN	845	1780	317.15	267,990	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	444		108.58	48,208	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	ATU	N	UNFIN ATTIC	117		94.21	11,022	KITCHEN	F		
				FLOOR COVER	24	SOFTWD/ASPH TL	1.00	D	EPA	N	ENCL PORCH	108		160.44	17,328	BATHS	F		
				INT. FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772	HEAT	A		
				HEATING/COOL	2	HOT WATER	1.00									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1968 / 54
																		COND	36 36%
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$570,100

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DETACHED

BUILDING

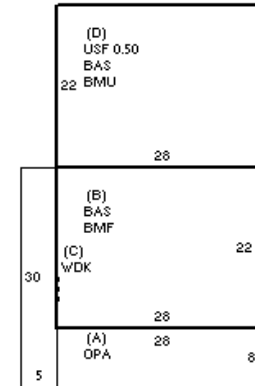
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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	79	MULTI-USE RES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	629,400	
Inf1					
Inf2					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/14/2017	APK
MODEL	1		RESIDENTIAL	LIST	6/14/2017	APK
STYLE	4	1.00	CAPE [100%]	REVIEW	5/15/2020	APK
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY21 PER BUILDING DEPARTMENT RECORDS

YEAR BLT	2014	SIZE ADJ	1.000
NET AREA	1,540	DETAIL ADJ	1.030
\$NLA(RCN)	\$426	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		4	1.00
BEDROOMS		2	1.00
FULL BATHS		2	1.00
1/2 BATHS		1	1.00
FIXTURES		8	\$7,910
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	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	224		91.32	20,455
B	BMF	N	BSMT FINISH-SEP	616		130.32	80,278
+	BAS	L	BAS AREA	1,232	2014	318.26	392,102
C	WDK	N	WOOD DECK	150		70.08	10,512
D	BMU	N	BSMT UNFINISHED	616		99.39	61,224
D	USF	L	UP-STRY FIN	308	2014	270.06	83,178

TOTAL RCN	655,660
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	2018 / 4
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$629,400