Key: 4848

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5,287

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
THE LOUIS & DIANE ZINNANTI REV LIV TR ZINNANTI LOUIS & DIANE J TRSTES 26 HOLLY DR S CHATHAM, MA 02659	3E-28-D34	26 HOLLY DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
THE LOUIS & DIANE ZINNANT	06/10/2022	A	1	(230206)
ZINNANTI LOUIS & DIANE	11/03/1983	QS	14,000	(94118)

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	%
	03/14/2008	50	Meas & List			RRC	100	100
99-314	04/01/1999	14	DECK	1,800			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	MC 1.00	100 1.00	100 1.00	366,500	3.20	100 1.00	R02 1.00			269,520

TOTAL	10,000 SF	ZONING	R60	FRNT	90

Nbhd	MID CHATHAM
Infl1	100
Infl2	100

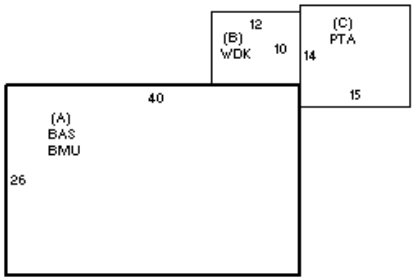
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	269,500	224,600
BUILDING	253,800	234,100
DETACHED	0	0
OTHER	0	0
TOTAL	**523,300**	**458,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/08/2019



BLDG COMMENTS

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	10/8/2019	NF
LIST	10/8/2019	EST
REVIEW	11/26/2019	MR

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,040	DETAIL ADJ	0.850
$NLA(RCN)	$334	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
FULL BATHS	1	1.00
1/2 BATHS	0	1.00
FIXTURES	3	$2,040
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	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,040		71.76	74,628
A	BAS	L	BAS AREA	1,040	1983	241.60	251,259
B	WDK	N	WOOD DECK	120		58.40	7,008
C	PTA	N	PATIO/STOOP	210		17.90	3,759
	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	347,648

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

EFF.YR/AGE	1983 / 39	
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73
RCNLD		$253,800