Key: 4946

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5,384

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HABEEB JOHN ET AL 4 SARAH WAY HINGHAM, MA 02043	3H-6-R4	35 DUNCAN LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HABEEB JOHN ET AL	07/01/2022	QS	950,000	35226-344
SELIG JOINT REVOCABLE TRU	06/20/2017	A		30571-72
SELIG PETER M & MIRIAM A	08/04/1981	L	7,500	3336-47

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

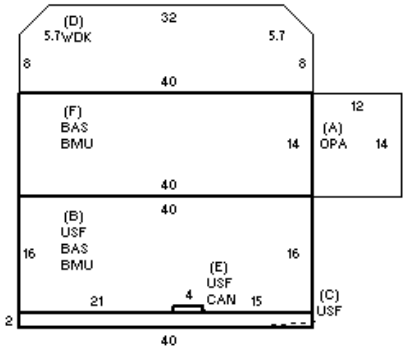
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1981110	07/24/1981	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,387	MC 1.00	100 1.00	100 1.00	439,800	1.75	100 1.00	PF1 1.20			359,660

TOTAL	20,387 SF	ZONING	R60	FRNT	0
Nbhd	MID CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	359,700	262,200
BUILDING	529,300	524,800
DETACHED	0	0
OTHER	0	0
TOTAL	**889,000**	**787,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/13/2019

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/13/2019	NF
LIST	11/14/2019	NF
REVIEW	12/11/2019	MR

BLDG COMMENTS

PULL DOWN STAIRS TO ATTIC, MST=WOODSTOVE

YEAR BLT	1982	SIZE ADJ	1.000
NET AREA	1,916	DETAIL ADJ	1.050
$NLA(RCN)	$318	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$5,040
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	13	HARDWD/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	OPA	N	OPEN PORCH	168		76.10	12,785
+	BMU	N	BSMT UNFINISHED	1,196		69.67	83,325
+	BAS	L	BAS AREA	1,196	1982	258.72	309,428
+	USF	L	UP-STRY FIN	720	1982	219.53	158,063
D	WDK	N	WOOD DECK	464		58.40	27,098
E	CAN	N	CANOPY	4		43.50	174
	F21	O	FPL 2S 1OP	1		10,376.00	10,376
	MST	O	MASONRY STACK	1		2,068.00	2,068

TOTAL RCN	608,357

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

EFF.YR/AGE	2009 / 13	
COND	13	13 %
FUNC	0	
ECON	0	
DEPR	13	% GD 87
RCNLD		$529,300