Key: 4955 **Town of CHATHAM - Fiscal Year 2024** 9/7/2023 9:38 am SEQ #: 5,393

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SANDFORD DAVID A E &	**3I-16-R1**	**9 DUNCAN LN**
TIPPETS VALERIE M		
9 DUNCAN LN		
CHATHAM, MA 02633		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SANDFORD DAVID A E &	01/11/2021	V	580,000	33666-248
TONEY BRUCE C	05/03/1996	QS	127,000	10185-50

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	%
	03/08/2021	98	SALES QUESTI				100	100
	03/09/2009	50	Meas & List			RRC	100	100
97-249	06/01/1997	2	Additions	30,000			100	100
1985170	10/22/1985	75	SPECIAL PERM				100	100
SP 97-38		2	Additions				100	100

LAND

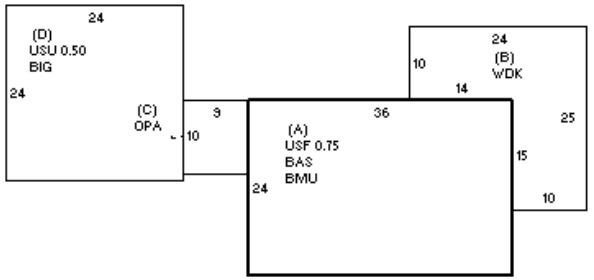
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,088	MC 1.00	100 1.00	100 1.00	366,500	2.25	100 1.00	R02 1.00			286,140

TOTAL	15,088 SF	ZONING	R60	FRNT	106

Nbhd	MID CHATHAM
Infl1	100
Infl2	100

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	286,100	238,400
BUILDING	436,500	397,200
DETACHED	0	0
OTHER	0	0
TOTAL	**722,600**	**635,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/13/2019

BLDG COMMENTS

USU.50 /BIG VERIFIED

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/13/2019	NF
LIST	11/13/2019	NF
REVIEW	10/28/2020	APK

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	1,512	DETAIL ADJ	1.000
$NLA(RCN)	$361	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	7	$5,600
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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		75.03	64,825
A	BAS	L	BAS AREA	864	1986	249.43	215,504
A	USF	L	UP-STRY FIN	648	1986	211.65	137,147
B	WDK	N	WOOD DECK	390		58.40	22,776
C	OPA	N	OPEN PORCH	90		76.10	6,849
D	BIG	N	BUILT-IN GARAGE	576		77.17	44,449
D	USU	N	UPPER STORY UNF	288		127.09	36,601
	F21	O	FPL 2S 1OP	1		10,376.00	10,376
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	545,604

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

EFF.YR/AGE	2002 / 20
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	$436,500