Key: 4960

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5,398

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
POSKANZER STEVEN T & JENNIFER 1685 OLD QUEEN ANNE RD CHATHAM, MA 02633	3I-19-R7	1685 OLD QUEEN ANNE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
POSKANZER STEVEN T & JENN	06/29/2004	O	325,000	18774-142
DUTCHER ERIC	01/07/2000	A	1	12770-246
DUTCHER WALTER	12/07/1973	N	1	1975-271

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

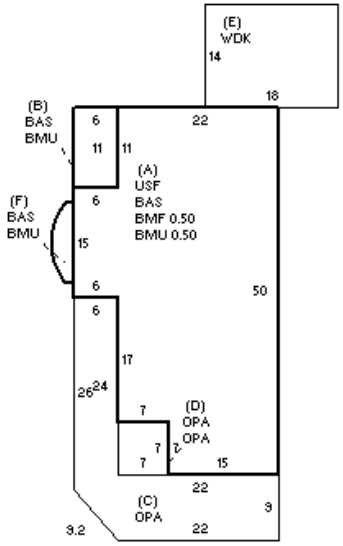
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-484	06/09/2022	77	SOLAR PANELS	25,337			100	100
18-001	01/03/2018	3	Renovations	8,000	02/14/2019	TCK	100	100
	01/24/2009	50	Meas & List			RRC	100	100
08-193	04/17/2008	2	Additions	2,000	01/24/2009		100	100
	02/04/2006	50	Meas & List			RRC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,140	MC 1.00	100 1.00	100 1.00	366,500	2.25	100 1.00	MR2 1.00			286,290

TOTAL	15,140 SF	ZONING	R60	FRNT	89
Nbhd	MID CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	286,300	202,800
BUILDING	940,800	829,800
DETACHED	0	0
OTHER	0	0
TOTAL	**1,227,100**	**1,032,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/10/2020

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	18	1.30	RENO'D ANTIQUE [100%]
QUALITY	G	1.55	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/10/2020	NF
LIST	3/10/2020	NF
REVIEW	4/10/2020	MR

BLDG COMMENTS
SCUTTLE ATTIC
BMF=REC RM

YEAR BLT	1890	SIZE ADJ	1.000
NET AREA	2,374	DETAIL ADJ	1.339
$NLA(RCN)	$583	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
FULL BATHS	3	1.00
1/2 BATHS	0	1.00
FIXTURES	10	$16,604
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	1	PLASTER	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	663		125.36	83,111
A	BMF	N	BSMT FINISH-SEP	571		168.33	96,117
+	BAS	L	BAS AREA	1,233	1890	493.59	608,600
A	USF	L	UP-STRY FIN	1,141	1890	418.83	477,885
+	OPA	N	OPEN PORCH	473		117.95	55,792
E	WDK	N	WOOD DECK	252		90.52	22,811
	BMG	O	BSMT GARAGE	1		4,293.50	4,294
	F21	O	FPL 2S 1OP	1		16,082.80	16,083
	ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289

TOTAL RCN 1,383,586

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

EFF.YR/AGE 1971 / 51

COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68

RCNLD $940,800