Key: 5158

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5,607

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ZIPPO JOHN S 35 BEACON HILL S CHATHAM, MA 02659	4E-19C-M4	35 BEACON HILL

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ZIPPO JOHN S	06/25/2010	A		24639-285
ZIPPO JOHN S & FREIDA	01/14/1994	QS	125,000	9003-324

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	%
20-0557	09/25/2020	3	Renovations	6,000	03/29/2022	TCK	100	100
	03/10/2009	50	Meas & List			RRC	100	100
1993186	09/01/1993	99	n/a				100	100
93-291	07/01/1993	1	New Construc	87,500			100	100
93-279	07/01/1993	9	Foundation	4,500			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,277	MC 1.00	100 1.00	100 1.00	311,525	2.23	100 1.00	R01 0.85			243,670

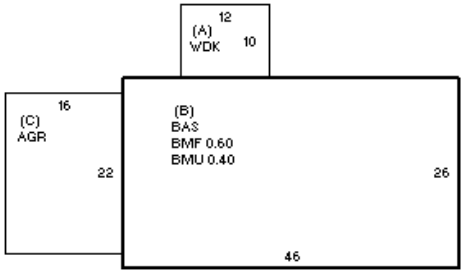
TOTAL	15,277 SF	ZONING	R20	FRNT	213
Nbhd	MID CHATHAM	NOTE	Hwy 1 Lot		
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	243,700	215,000
BUILDING	340,900	314,500
DETACHED	0	0
OTHER	0	0
TOTAL	**584,600**	**529,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/29/2022



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	9/10/2019	NF
LIST	9/19/2019	NF
REVIEW	4/18/2022	MR

BLDG COMMENTS

BMF=BTH, OFFICE, EXERCISE RM (PER PLANS 7/14/21)
GENERATOR
PULL DOWN STAIRS TO ATTIC

YEAR BLT	1993	SIZE ADJ	1.000
NET AREA	1,196	DETAIL ADJ	0.850
$NLA(RCN)	$375	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	3	1.00
1/2 BATHS	0	1.00
FIXTURES	9	$6,120
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	31	CARPET/HARDWD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	120		58.40	7,008
B	BMU	N	BSMT UNFINISHED	478		90.48	43,249
B	BMF	N	BSMT FINISH-SEP	718		108.60	77,975
B	BAS	L	BAS AREA	1,196	1993	232.38	277,923
C	AGR	N	ATTACHED GARAGE	352		81.95	28,848
	F11	O	FPL 1S 1OP	1		7,477.00	7,477

TOTAL RCN	448,600

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

EFF.YR/AGE	1993 / 29	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$340,900