

Key: 5296

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.746

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|----------------|--------------|-------------------|--|--|--|
| PRATT KENNETH H & ELIZABETH PO BOX 422 S CHATHAM, MA 02659-0422 | | | | 4G-15-F19 | | | | 93 STAGE COACH DR | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| PRATT KENNETH H & ELIZABETH | | | | 01/05/2004 | A | 1 (171767) | | | | | |
| PRATT JO ANN | | | | 11/24/2003 | N | 75,000 () | | | | | |
| MACLEAN MARY | | | | 11/08/1982 | QS | 12,000 (90126) | | | | | |

| 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 | % |
| 20-202 | 10/16/2020 | 12 | INSULATION | 4,669 | 04/26/2021 | TCK | 100 | 100 |
| | 02/03/2006 | 50 | Meas & List | | | RRC | 100 | 100 |
| | 03/02/2004 | 50 | Meas & List | | | RRC | 100 | 100 |
| 04-037 | 01/28/2004 | 1 | New Construc | 200,000 | | | 100 | 100 |
| P2004037 | 01/23/2004 | 1 | New Construc | 138,600 | | | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 31,761 | MC | 1.00 | 100 | 1.00 | 100 | 1.00 | R01 | 0.85 | | 274,250 |

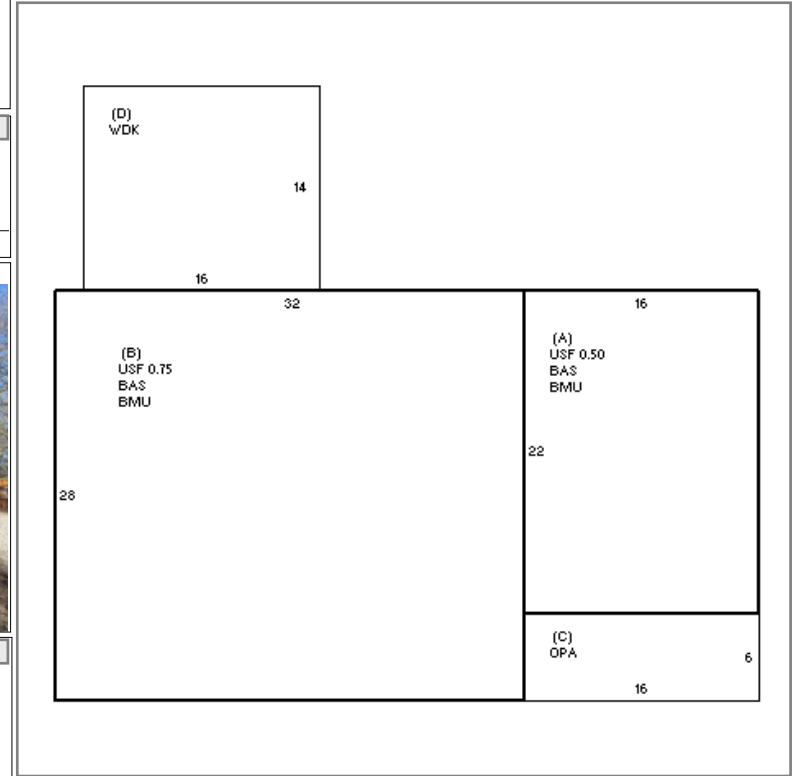
| TOTAL | 31,761 SF | ZONING | R60 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | MID CHATHAM | NOTE | | | LAND | 274,300 | 242,000 | |
| Inf1 | 100 | | BUILDING | 607,000 | 559,000 | | | |
| Inf2 | 100 | | DETACHED | 27,600 | 26,300 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | TOTAL | 908,900 | 827,300 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|--------------|
| GUL | G | 1.20 | 20 0.80 | 24 X 24 | 2005 | 576 | 60.00 27,600 |



| BUILDING | CD | ADJ | DESC | MEASURE | 9/20/2019 | NF |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/20/2019 | EST |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW | 7/1/2021 | EMZ |
| QUALITY | + | 1.20 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 2004 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 722.602 |
|------------|-------|------------|-------|--------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA | 2,096 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,248 | | 82.85 | 103,399 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$345 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | + | BAS | L | BAS AREA | 1,248 | 2004 | 291.14 | 363,342 | EXTERIOR | G |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UP-STRY FIN | 848 | 2004 | 247.04 | 209,491 | INTERIOR | A |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | C | OPA | N | OPEN PORCH | 96 | | 91.33 | 8,767 | KITCHEN | A |
| | | | | FLOOR COVER | 13 | HARDWD/CARPET | 1.00 | D | WDK | N | WOOD DECK | 224 | | 70.08 | 15,698 | BATHS | A |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 12,451.20 | 12,451 | HEAT | A |
| | | | | HEATING/COOL | 2 | HOT WATER | 1.00 | | ODS | O | OUT DOOR SHWR-A | 1 | | 1,772.40 | 1,772 | ELECT | A |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |



| CAPACITY | UNITS | ADJ |
|------------|-------|---------|
| STORIES | 1.75 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| FULL BATHS | 2 | 1.00 |
| 1/2 BATHS | 1 | 1.00 |
| FIXTURES | 8 | \$7,680 |
| UNITS | 1 | 1.00 |

| | |
|------------|------------|
| EFF.YR/AGE | 2006 / 16 |
| COND | 16 16 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 16 % GD 84 |
| RCNLD | \$607,000 |