

Key: 5329

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.780

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COMEAU DANIEL J 348 MEETINGHOUSE RD S CHATHAM, MA 02659				4G-5-F8				348 MEETINGHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COMEAU DANIEL J				08/10/2021	A	500,000	(227197)				
COMEAU CHARLES J & ANNE T				06/01/1987	QS	160,000	(111226)				

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	%
15-449	08/06/2015	10	Reroof	1,000	05/26/2016	WFF	100	100
	03/11/2009	50	Meas & List			RRC	100	100
97-185	04/01/1997	2	Additions	200			100	100
89-175	05/11/1989	2	Additions	18,000			100	100
1979027	03/13/1979	99	n/a				100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,306	MC	1.00	1.00	366,500	2.88	1.00	MR2	1.00		274,280

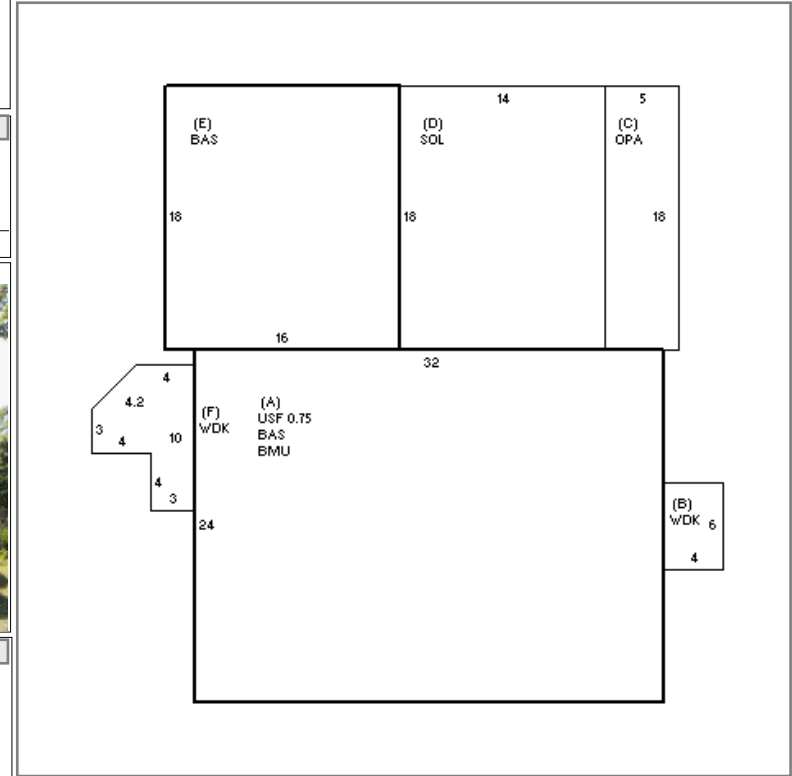
TOTAL	11,306 SF	ZONING	R60	FRNT	124	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	274,300	194,300
Inf1	100		LAND BUILDING	381,500	347,100			
Inf2	100		DETACHED	18,500	17,600			
			OTHER	0	0			
						TOTAL	674,300	559,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUL	A	1.00	30 0.70 22 X 24	1986	528	50.00	18,500



BUILDING	CD	ADJ	DESC	MEASURE	9/25/2019	NF
MODEL	1		RESIDENTIAL	LIST	9/25/2019	NF
STYLE	4	1.00	CAPE [100%]	REVIEW	11/25/2019	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1979	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	529,844
NET AREA	1,632	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		77.46	59,493		
\$NLA(RCN)	\$325	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	576	1979	215.71	124,250		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	74		58.41	4,322		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	OPA	N	OPEN PORCH	90		76.10	6,849		
				FLOOR COVER	31	CARPET/HARDWD	1.00	D	SOL	N	SOLARIUM	252		173.90	43,823		
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	1,056	1979	254.22	268,454		
				HEATING/COOL	2	HOT WATER	1.00	F11	O	FPL 1S 1OP	1			7,477.00	7,477		
				FUEL SOURCE	1	OIL	1.00	F21	O	FPL 2S 1OP	1			10,376.00	10,376		
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT	A
																ELECT	A
																EFF.YR/AGE	1979 / 43
																COND	28 28 %
																FUNC	0
																ECON	0
																DEPR	28 % GD 72
																RCNLD	\$381,500