

Key: 5821

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.286

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CARNEIRO TADEU & SIMONE N 45 PROVINCE ST APT 2305 BOSTON, MA 02108				6C-72-G107				120 NANTUCKET DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CARNEIRO TADEU & SIMONE N				11/14/2022	QS	3,250,000	35480-231				
MCKAY PETER C & ANN T				02/01/2013	O	1,175,000	27100-304				
LACROIX CHRISTOPHER J & K				11/05/1996	A	1	10469-21				

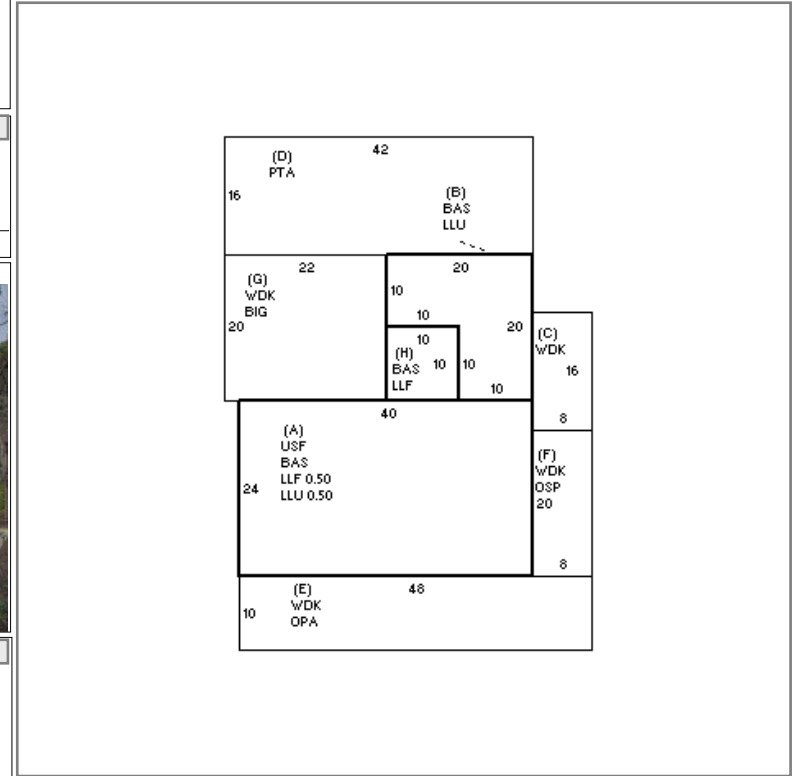
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
14-658	11/03/2014	2	Additions	72,000	04/27/2017	NF	100	100
13-534	10/09/2013	2	Additions	300,000	06/02/2016	WFF	100	100
	02/16/2009	50	Meas & List			RRC	100	100
99-559	12/01/1999	2	Additions	95,000			100	100
SP 99-76	08/26/1999	99	n/a				100	100

TOTAL	15,300 SF	ZONING	R20	FRNT	250	ASSESSED		CURRENT	1,376,400	PREVIOUS	1,032,200
Nbhd	SOUTH CHATHAM	N O T E	Infl-1=Shape			LAND			1,309,600		1,184,000
Infl1	100		LAND BUILDING			0			0		0
Infl2	100		OTHER			0			0		0
TOTAL								2,686,000		2,216,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	LLF=1BDRM, 1RM, 1FBTH, FPL=OUTSIDE
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BUILDING	CD	ADJ	DESC	MEASURE	6/2/2016	WFF
MODEL	1		RESIDENTIAL	LIST	6/2/2016	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/6/2022	APK
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	2,320	DETAIL ADJ	1.030
\$NLA(RCN)	\$601	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	10	1.00	
BEDROOMS	5	1.00	
FULL BATHS	4	1.00	
1/2 BATHS	0	1.00	
FIXTURES	15	\$19,158	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	LLU	N	LOWER LEVEL UN	780		202.36	157,843
EXT. COVER	1	WOOD SHINGLE	1.00	A	LLF	N	LOWER LEVEL FIN	480		264.31	126,868
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BAS AREA	960	1965	359.15	344,787
ROOF COVER	1	ASPH/CMP SHIN	1.00	A	USF	L	UP-STRY FIN	960	1965	304.75	292,563
FLOOR COVER	24	SOFTWD/ASPH TL	1.00	+	BAS	L	BAS AREA	400	1996	359.15	143,662
INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	1,208		90.52	109,348
HEATING/COOL	9	WARM/COOL AIR	1.03	D	PTA	N	PATIO/STOOP	672		27.75	18,645
FUEL SOURCE	2	GAS	1.00	E	OPA	N	OPEN PORCH	480		117.96	56,618
				F	OSP	N	OPEN SCR PORCH	160		122.14	19,542
				G	BIG	N	BUILT-IN GARAGE	440		123.25	54,231
				H	LLF	N	LOWER LEVEL FIN	100		264.31	26,431
				F11	O	FPL	1S 1OP	1		11,589.40	11,589
				GFP	O	GAS	LOG/FP/E FP	1		9,644.10	9,644
				ODS	O	OUT	DOOR SHWR-A	1		2,289.40	2,289

TOTAL RCN	1,393,218
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2016 / 6
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$1,309,600