

Key: 6139

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.595

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
70 CK REAL ESTATE TRUST GANNON JOHN F&LAN-CHU YEUNG FLORENCE TRS 38 FOREST ST SUDBURY, MA 01776				6I-46-S11				70 CAPTAIN KENDRICK DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
70 CK REAL ESTATE TRUST				08/08/2017	A	1	30684-255					
GANNON JOHN F				03/17/2000	QS	207,500	12889-176					
SMITH, MARK & DONNA				07/22/1987	QS	79,900	5842-223					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,179	MC	1.00	100	1.00	100	1.00	R02	1.00		299,220

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	%
1988021	02/18/2009	50	Meas & List			RRC	100	100
	02/02/1988	99	n/a				100	100

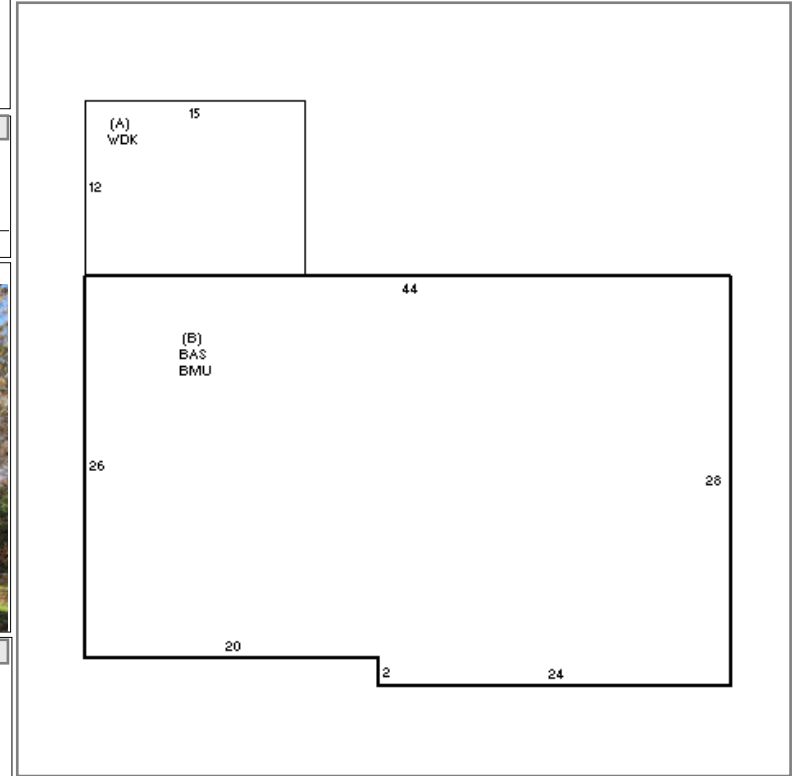
LAND

TOTAL	20,179 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	299,200	249,300
Inf1	100		LAND	294,100	267,700			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	593,300	517,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/06/2019



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/6/2019	NF
MODEL	1		RESIDENTIAL	LIST	11/6/2019	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	12/10/2019	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,192	DETAIL ADJ	0.875	FOUNDATION	4	FLR & WALL	1.00	A	WDK	N	WOOD DECK	180		58.40	10,512
\$NLA(RCN)	\$329	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	BMU	N	BSMT UNFINISHED	1,192	1988	69.67	83,046
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA		239.43	285,403
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00	F11	O	FPL 1S 1OP	1			7,477.00	7,477
ROOMS	5	1.00		FLOOR COVER	1	HARDWOOD	1.00	ODS	O	OUT DOOR SHWR-A	1			1,477.00	1,477
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00								
FULL BATHS	2	1.00		HEATING/COOL	9	WARM/COOL AIR	1.03								
1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00								
FIXTURES	6	\$4,200													
UNITS	1	1.00													

TOTAL RCN	392,115
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1988 / 34
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$294,100