Key: 6470

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6,940

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SANTORO FRANCIS A & DEBORAH 62 WADING PLACE PATH CHATHAM, MA 02633	7H-45-C360	62 WADING PLACE PATH

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SANTORO FRANCIS A & DEBOR	10/20/2006	QS	510,000	(181394)
MERK, TOBY F	05/01/2006	QS	510,000	(179943)
GILDEHAUS BARBARA Q	05/31/2000	QS	330,000	(157844)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

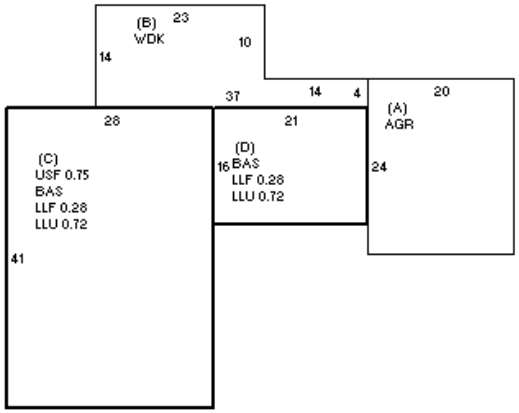
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	02/15/2007	50	Meas & List			AM	100	100
06-308	05/31/2006	2	Additions	12,000	02/15/2007		100	100
06-269	05/09/2006	2	Additions	12,000	02/15/2007		100	100
1993293	12/07/1993	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,098	MC 1.00	100 1.00	100 1.00	366,500	1.42	100 1.00	R03 1.00			311,980

TOTAL	26,098 SF	ZONING	R60	FRNT	0
Nbhd	MID CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	312,000	260,000
BUILDING	544,200	502,600
DETACHED	0	0
OTHER	0	0
TOTAL	**856,200**	**762,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/27/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/27/2020	TCK
LIST	1/27/2020	EST
REVIEW	2/6/2020	EMZ

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	2,345	DETAIL ADJ	1.030
$NLA(RCN)	$341	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
FULL BATHS	3	1.00
1/2 BATHS	1	1.00
FIXTURES	11	$9,064
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	13	HARDWD/CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATTACHED GARAGE	480		78.65	37,751
B	WDK	N	WOOD DECK	378		58.40	22,075
+	LLU	N	LOWER LEVEL UN	1,068		130.12	138,965
+	LLF	N	LOWER LEVEL FIN	416		169.95	70,699
+	BAS	L	BAS AREA	1,484	1970	230.93	342,703
C	USF	L	UP-STRY FIN	861	1970	195.95	168,716
	F21	O	FPL 2S 1OP	1		10,376.00	10,376

TOTAL RCN	800,349

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

EFF.YR/AGE	1971 / 51	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD		$544,200