Key: 6525

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6,997

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WARD MICHAEL H & MELCHIONO MAURICE **6 TROUT POND LN** **CHATHAM, MA 02633**	**7I-47-C222**	**6 TROUT POND LN**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WARD MICHAEL H & MELCHION	03/13/1998	99	300,000	(147748)
DEVOE, MARTHA	10/23/1997	A	1	(146234)

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

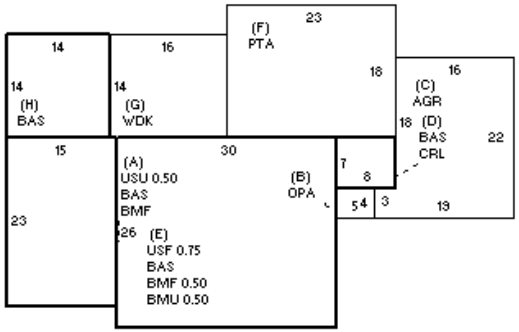
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	05/11/2012	61	Inspect/Revi		05/11/2012	MR	100	100
11-124	04/06/2011	2	Additions	80,000	04/25/2012	MR	100	100
11-028	01/20/2011	3	Renovations	60,000	04/25/2012	MR	100	100
	02/09/2009	50	Meas & List			RRC	100	100
1998033	02/20/1998	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,454	MC 1.00	100 1.00	100 1.00	439,800	1.25	100 1.00	PF2 1.20			384,350

TOTAL	30,454 SF	ZONING	R60	FRNT	0
Nbhd	MID CHATHAM	NOTE	Pond Front		
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	384,400	280,200
BUILDING	542,800	493,800
DETACHED	4,600	4,400
OTHER	0	0
TOTAL	**931,800**	**778,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A 1.00	30 0.70			1	6,564.90	4,600

PHOTO 12/10/2019

BLDG COMMENTS

BMF=FAM RM & OFFICE

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	12/10/2019	TCK
LIST	12/18/2019	TCK
REVIEW	1/9/2020	MR

YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	1,962	DETAIL ADJ	1.030
$NLA(RCN)	$346	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$4,944
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	1	HARDWOOD	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
+	BMF	N	BSMT FINISH-SEP	735		108.60	79,821
+	BAS	L	BAS AREA	1,181	1978	249.12	294,206
A	USU	N	UPPER STORY UNF	173		126.93	21,959
B	OPA	N	OPEN PORCH	20		76.10	1,522
C	AGR	N	ATTACHED GARAGE	364		81.52	29,673
D	CRL	N	CRAWL SPACE	56		26.91	1,507
E	BMU	N	BSMT UNFINISHED	390		90.48	35,287
E	USF	L	UP-STRY FIN	585	1978	211.38	123,659
F	PTA	N	PATIO/STOOP	414		17.90	7,411
G	WDK	N	WOOD DECK	224		58.40	13,082
H	BAS	L	BAS AREA	196	2011	249.12	48,827
	F21	O	FPL 2S 1OP	1		10,376.00	10,376
	GEN	O	GENERATOR	1		0.00	
	GFP	O	GAS LOG/FP/E FP	1		6,222.00	6,222

TOTAL RCN	678,496

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

EFF.YR/AGE	2002 / 20		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$542,800