

Key: 6574

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.046

LEGAL

LAND

DETACHED

BUILDING

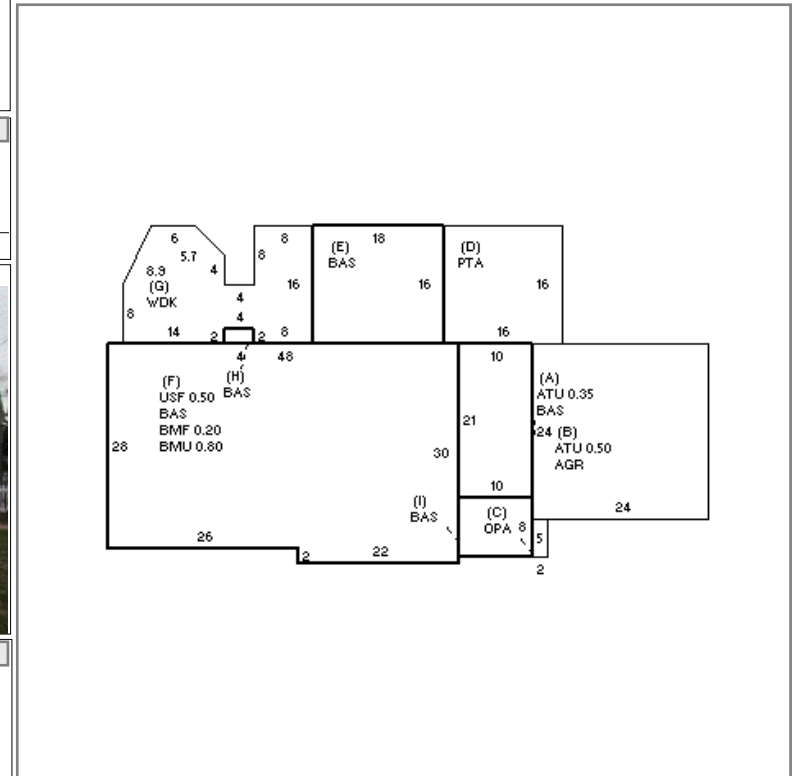
CURRENT OWNER		PARCEL ID		LOCATION	
FADOIR JOHN & DONNA 265 JOSHUA JETHRO RD CHATHAM, MA 02633		7J-26-C252		265 JOSHUA JETHRO RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
FADOIR JOHN & DONNA		09/25/1998	QS	272,500	(150253)
ZOGHBY		08/29/1986	QS	184,000	(107805)

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 %
21-626	07/14/2021	10	Reroof	21,560	03/30/2022	TCK	100 100
15-284	04/25/2018	3	Renovations	4,777	03/30/2022	TCK	100 100
	06/01/2015	3	Renovations				100 100
99-040	02/09/2009	50	Meas & List	6,300		RRC	100 100
	02/01/1999	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	20,871	MC	1.00	100	1.00	100	1.00	R03	1.00		300,820

TOTAL	20,871 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	300,800	250,700
Inf1	100		BUILDING	780,500	710,300			
Inf2	100		DETACHED	1,000	900			
			OTHER	0	0			
						TOTAL	1,082,300	961,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 10X8	2001	80	15.24	1,000



BUILDING	CD	ADJ	DESC	MEASURE	12/23/2019	TCK
MODEL	1		RESIDENTIAL	LIST	12/23/2019	TCK
STYLE	4	1.00	CAPE [100%]	REVIEW	4/18/2022	MR
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,040,653	
NET AREA	2,668	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BAS AREA	1,894	1971	294.57	557,924			
\$NLA(RCN)	\$390	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	ATU	N	UNFIN ATTIC	362		94.20	34,100	CONDITION ELEM	CD	
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATTACHED GARAGE	576		92.60	53,339	EXTERIOR	A	
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	OPA	N	OPEN PORCH	10		91.32	913	INTERIOR	A	
				FLOOR COVER	13	HARDWD/CARPET	1.00	D	PTA	N	PATIO/STOOP	256		21.48	5,498	KITCHEN	G	
				INT. FINISH	2	DRYWALL	1.00	F	BMU	N	BSMT UNFINISHED	1,110		84.86	94,190	BATHS	A	
				HEATING/COOL	11	HT-WT/COOL AIR	1.05	F	BMF	N	BSMT FINISH-SEP	278		130.32	36,229	HEAT	A	
				FUEL SOURCE	2	GAS	1.00	F	USF	L	UP-STRY FIN	694	1971	249.96	173,470	ELECT	U	
									G	WDK	N	WOOD DECK	352		70.08	24,668		
									I	BAS	L	BAS AREA	80	1992	294.57	23,566	EFF.YR/AGE	1988 / 34
									F22	O	FPL 2S 2OP	1		17,436.00	17,436	COND	25 25 %	
									GEN	O	GENERATOR	1		0.00		FUNC	0	
									GFP	O	GAS LOG/FP/E FP	1		7,466.40	7,466	ECON	0	
									ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772	DEPR	25 % GD 75	
																	RCNLD	\$780,500