Key: 7012

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7,494

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
EPPLER TIMOTHY J 886 OLD QUEEN ANNE RD CHATHAM, MA 02633	8H-15-C4	886 OLD QUEEN ANNE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
EPPLER TIMOTHY J	07/10/2012	QS	267,000	(154367)
DOWNEY REALTY TRUST	08/16/1999	A	1	(154367)
DOWNEY JOSEPH	11/26/1997	99	142,000	(146673)

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	%
22-653	08/15/2022	10	Reroof	12,000	05/12/2023	NF	100	100
E22-194	03/02/2022	99	n/a				100	100
21-1161	12/17/2021	99	n/a	7,800			100	100
	02/12/2009	50	Meas & List			RRC	100	100
1997285	11/25/1997	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	20,000	MC 1.00	100 1.00	100 1.00	366,500	1.78	100 1.00	MR2 1.00			298,800

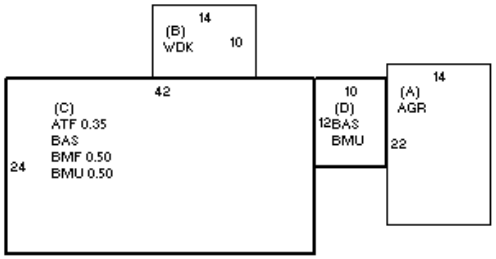
TOTAL	20,000 SF	ZONING	R60	FRNT	145
Nbhd	MID CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	298,800	211,600
BUILDING	352,900	321,100
DETACHED	0	0
OTHER	0	0
TOTAL	**651,700**	**532,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/12/2023



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	1/23/2020	TCK
LIST	1/23/2020	EST
REVIEW	5/25/2023	EMZ

BLDG COMMENTS

BMF=FAM RM (PER MLS)

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,481	DETAIL ADJ	1.000
$NLA(RCN)	$340	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	1	1.00
1/2 BATHS	1	1.00
FIXTURES	5	$4,000
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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATTACHED GARAGE	308		83.69	25,778
B	WDK	N	WOOD DECK	140		58.40	8,176
+	BMU	N	BSMT UNFINISHED	624		82.48	51,465
C	BMF	N	BSMT FINISH-SEP	504		108.60	54,734
+	BAS	L	BAS AREA	1,128	1973	259.77	293,016
C	ATF	L	FINISHED ATTIC	353	1973	156.25	55,157
	F21	O	FPL 2S 1OP	1		10,376.00	10,376
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	504,179
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1973 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	$352,900