Key: 7018

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7,500

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MIHALYAK JAMES P & WHITEFORD JANET 45 OLD COMERS RD CHATHAM, MA 02633	8H-20-C9	45 OLD COMERS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MIHALYAK JAMES P & WHITEF	02/03/2000	QS	190,000	(156527)
BUSCANERA, REBECCA	04/01/1999	H	1	()
PRATT	11/14/1977	A	1	(72402)

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	%
	02/12/2009	50	Meas & List			RRC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,436	MC 1.00	100 1.00	100 1.00	366,500	1.74	100 1.00	MR2 1.00			299,820

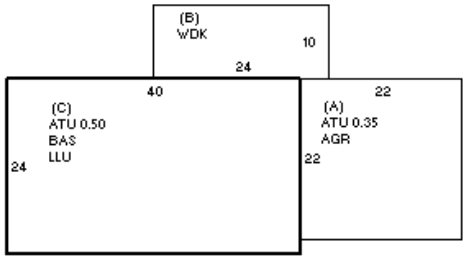
TOTAL	20,436 SF	ZONING	R60	FRNT	0
Nbhd	MID CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	299,800	212,400
BUILDING	336,600	310,700
DETACHED	1,100	1,000
OTHER	0	0
TOTAL	**637,500**	**524,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	12X8		96	14.26	1,100

PHOTO 01/17/2020



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	1/17/2020	TCK
LIST	1/17/2020	EST
REVIEW	2/6/2020	MR

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	960	DETAIL ADJ	1.000
$NLA(RCN)	$508	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
FULL BATHS	1	1.00
1/2 BATHS	0	1.00
FIXTURES	4	$3,200
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	484		78.56	38,024
+	ATU	N	UNFIN ATTIC	649		78.50	50,947
B	WDK	N	WOOD DECK	240		58.40	14,016
C	LLU	N	LOWER LEVEL UN	960		138.83	133,278
C	BAS	L	BAS AREA	960	1972	246.40	236,543
	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	487,861

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

EFF.YR/AGE	1972 / 50	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$336,600