

Key: 7022

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.504

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
RONALD SOLDATI&MARGARET TAYLOR2014 IR TR SELBY MARC TRUSTEE 95 OLD COMERS RD CHATHAM, MA 02633				8H-24-C13				95 OLD COMERS RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
RONALD SOLDATI&MARGARET T				12/11/2014	A	1 (205168)						
TAYLOR MARGARET & RONALD				05/23/2014	QS	335,000 (203473)						
TOWLE DAWN LT				10/14/2011	A	1 (195423)						
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,436	MC	1.00	100	1.00	100	1.00	MR2	1.00		299,820

LAND

TOTAL	20,436 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	299,800	212,400
Inf1	100		BUILDING	323,000	298,100			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
TOTAL						622,800	510,500	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

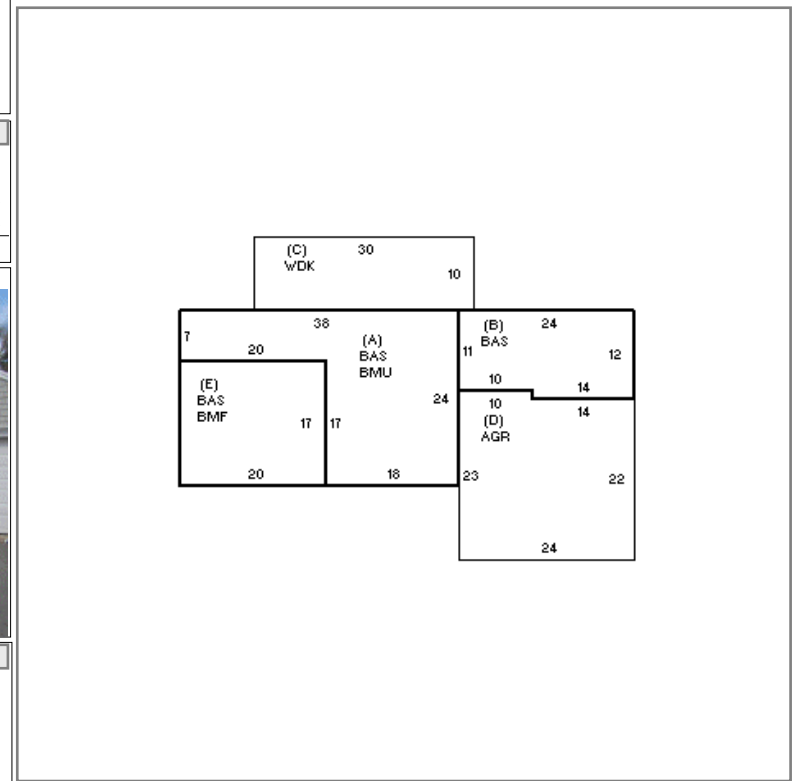


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-141	02/25/2020	12	INSULATION	4,435	04/22/2021	TCK	100	100
		7	No permit		03/04/2015	MR	100	100
	02/12/2009	50	Meas & List			RRC	100	100
	02/11/2002	50	Meas & List			JB	100	100
P2001238	11/14/2001	99	n/a				100	100

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/17/2020	TCK
MODEL	1		RESIDENTIAL	LIST	1/17/2020	TCK
STYLE	1	0.85	RANCH [100%]	REVIEW	6/30/2021	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
BMF=OFFICE



G

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	442,467
NET AREA	1,190	DETAIL ADJ	0.850	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	572		84.91	48,570	CONDITION ELEM	CD
\$NLA(RCN)	\$372	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	912	1972	232.81	212,319	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	278	1998	232.81	64,720	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	WDK	N	WOOD DECK	300		58.40	17,520	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	D	AGR	N	ATTACHED GARAGE	538		77.69	41,798	BATHS	G
				INT. FINISH	2	DRYWALL	1.00	E	BMF	N	BSMT FINISH-SEP	340		108.60	36,924	HEAT	A
				HEATING/COOL	1	FORCED AIR	1.00	F11	O	FPL 1S 1OP	1		7,477.00	7,477	ELECT	A	
				FUEL SOURCE	2	GAS	1.00	GFP	O	GAS LOG/FP/E FP	1		6,222.00	6,222			
								ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477			
				CAPACITY		UNITS	ADJ										
STORIES	1	1.00															
ROOMS	5	1.00															
BEDROOMS	2	1.00															
FULL BATHS	2	1.00															
1/2 BATHS	0	1.00															
FIXTURES	8	\$5,440															
UNITS	1	1.00															
																EFF.YR/AGE	1980 / 42
																COND	27 27 %
																FUNC	0
																ECON	0
																DEPR	27 % GD 73
																RCNLD	\$323,000