**Key: 7135**

# Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7,618

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| LONG CHRISTINA E & WILLIAM R<br>257 ROUND COVE RD<br>CHATHAM, MA 02633 | 8J-33-C282 | 257 ROUND COVE RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| LONG CHRISTINA E & WILLIA | 06/15/2017 | QS | 470,000 | (213237) |
| INNOCENTI JOSEPH R & NANC | 02/27/1998 | 99 | 215,000 | (147618) |
| CARTER RUSSELL | 09/15/1995 | 99 | 212,450 | (138276) |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 20-530 | 08/26/2020 | 3 | Renovations | 26,000 | 03/23/2022 | TCK | 100 | 100 |
| 21-343 | 06/04/2020 | 3 | Renovations | 5,000 | 04/22/2021 | TCK | 100 | 100 |
| 20-13 | 04/23/2020 | 75 | SPECIAL PERM | | | | 100 | 100 |
| | | 8 | Cyc. Reinsp. | | 12/12/2019 | TCK | 100 | 100 |
| 19-375 | 05/28/2019 | 12 | INSULATION | 1,500 | 12/12/2019 | TCK | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 21,244 | MC 1.00 | 100 1.00 | 100 1.00 | 366,500 | 1.69 | 100 1.00 | R03 1.00 | | | 301,680 |

| TOTAL | 21,244 SF | ZONING | R60 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | MID CHATHAM |
| Infl1 | 100 |
| Infl2 | 100 |

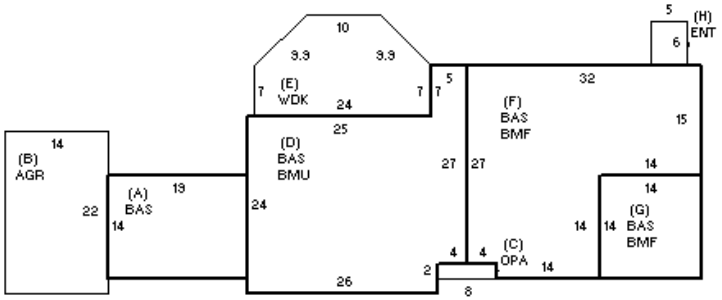
NOTE: Deeded rights to Rec Area LCP30669 lots 82/97&136

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 301,700 | 251,400 |
| BUILDING | 485,200 | 441,500 |
| DETACHED | 2,100 | 2,000 |
| OTHER | 0 | 0 |
| TOTAL | **789,000** | **694,900** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 20 0.80 | 8X12 | | 96 | 14.26 | 1,100 |
| PTD | A 1.00 | 20 0.80 | 12' ROUND | | 113 | 11.30 | 1,000 |

PHOTO 03/23/2022




## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 0.85 | RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 12/12/2019 | TCK |
| LIST | 12/12/2019 | EST |
| REVIEW | 4/4/2022 | EMZ |

BLDG COMMENTS

BMF= REC RM/ STORAGE (PER PLANS 7/14/21)
12/12/19 INFO AT DOOR

| | | | |
|---|---|---|---|
| YEAR BLT | 1984 | SIZE ADJ | 1.000 |
| NET AREA | 1,925 | DETAIL ADJ | 0.875 |
| $NLA(RCN) | $332 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| FULL BATHS | 2 | 1.00 |
| 1/2 BATHS | 0 | 1.00 |
| FIXTURES | 6 | $4,200 |
| 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 | 34 | CARPET/ASPH TL | 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 |
|---|---|---|---|---|---|---|---|
| + | BAS | L | BAS AREA | 1,925 | 1984 | 215.60 | 415,029 |
| B | AGR | N | ATTACHED GARAGE | 308 | | 83.69 | 25,778 |
| C | OPA | N | OPEN PORCH | 16 | | 76.13 | 1,218 |
| D | BMU | N | BSMT UNFINISHED | 739 | | 78.30 | 57,864 |
| E | WDK | N | WOOD DECK | 287 | | 58.40 | 16,761 |
| + | BMF | N | BSMT FINISH-SEP | 920 | | 108.60 | 99,912 |
| H | ENT | N | ENCL ENTRY | 30 | | 133.70 | 4,011 |
| | F11 | O | FPL 1S 1OP | 1 | | 7,477.00 | 7,477 |
| | GFP | O | GAS LOG/FP/E FP | 1 | | 6,222.00 | 6,222 |

| TOTAL RCN | 638,472 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | G |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| | | | |
|---|---|---|---|
| EFF.YR/AGE | 1991 / 31 | | |
| COND | 24 | 24 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 24 | % GD | 76 |
| RCNLD | | | $485,200 |