

Key: 7152

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.635

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|
| THE RICHARD W LUCAS REV TRUST LUCAS RICHARD W & CHRISTINE A TRSTES 35 HOLLY CIR KINGSTON, MA 02364 | | | | 8J-49-C291 | | | | 56 POTONUMECOT RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| THE RICHARD W LUCAS REV T | | | | 10/30/2020 | QS | 760,000 | (224252) | | | | |
| CABANA LEO C & AURA M | | | | 08/31/2011 | QS | 656,000 | (195074) | | | | |
| DYSART JOHN R & KAREN L | | | | 09/21/2005 | QS | 540,000 | (177994) | | | | |

| 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 | % |
| 21-448 | 05/06/2021 | 12 | INSULATION | 119 | | | 100 | 100 |
| | 11/16/2020 | 98 | SALES QUESTI | | | | 100 | 100 |
| 21-440 | 07/22/2020 | 12 | INSULATION | 2,200 | 04/20/2021 | TCK | 100 | 100 |
| 18-852 | 10/19/2018 | 3 | Renovations | 2,300 | 02/12/2019 | TCK | 100 | 100 |
| | 05/24/2018 | 3 | Renovations | | 05/24/2018 | APK | 100 | 100 |

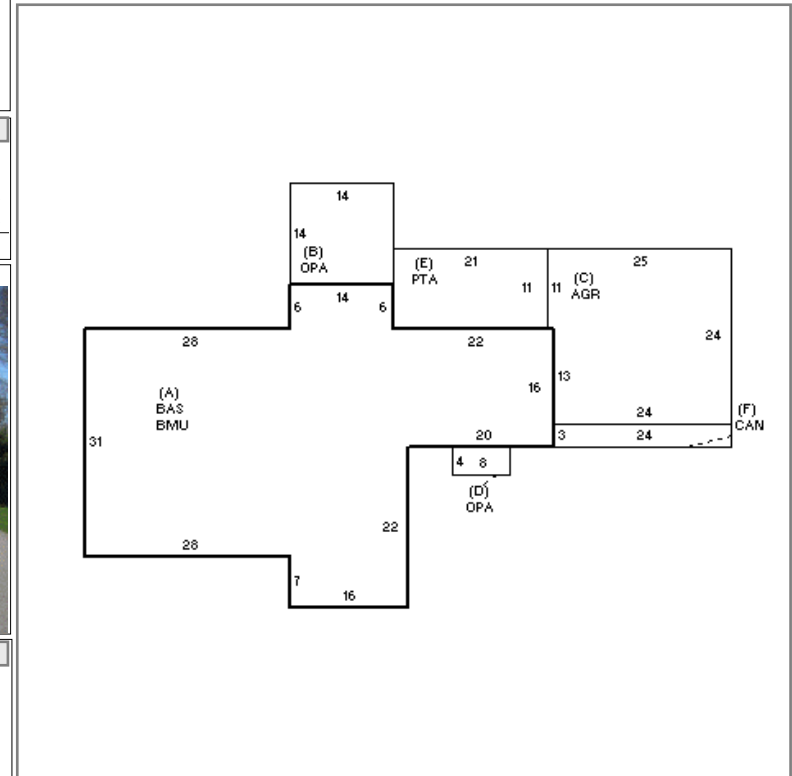
LAND

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 21,742 | MC | 1.00 | 100 | 1.00 | 100 | 1.00 | R03 | 1.00 | | 302,800 |

| | | | | | | | | |
|-------|-------------|--------|-----------|---------|---------|----------|---------|----------|
| TOTAL | 21,742 SF | ZONING | R60 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | MID CHATHAM | NOTE | | | LAND | 302,800 | 252,300 | |
| Inf1 | 100 | | BUILDING | 805,500 | 732,900 | | | |
| Inf2 | 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | TOTAL | 1,108,300 | 985,200 | | | | |

DETAILED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 12/4/2019 | TCK |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/4/2019 | TCK |
| STYLE | 1 | 0.85 | RANCH [100%] | REVIEW | 6/30/2021 | EMZ |
| QUALITY | G | 1.55 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

G

| YEAR BLT | 1971 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 947,652 | | |
|------------|-------|------------|-------|--------------|----|---------------|------|-----|-----|-----------------|-----------------|-------|-----------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 1,880 | DETAIL ADJ | 0.875 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,880 | | 100.11 | 188,212 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$504 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | A | BAS | L | BAS AREA | 1,880 | 1971 | 335.55 | 630,828 | EXTERIOR | G | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | OPA | N | OPEN PORCH | 228 | | 117.96 | 26,894 | INTERIOR | G | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | C | AGR | N | ATTACHED GARAGE | 587 | | 119.34 | 70,054 | KITCHEN | G | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | E | PTA | N | PATIO/STOOP | 231 | | 27.75 | 6,409 | BATHS | G | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | F | CAN | N | CANOPY | 72 | | 67.58 | 4,866 | HEAT | U | | |
| | | | | HEATING/COOL | 9 | WARM/COOL AIR | 1.03 | F11 | O | FPL 1S 1OP | 1 | | 11,589.40 | 11,589 | ELECT | U | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | ODS | O | OUT DOOR SHWR-A | 1 | | 2,289.40 | 2,289 | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2007 / 15 |
| | | | | | | | | | | | | | | | | | | COND | 15 15% |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 15 % GD 85 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$805,500 |