

Key: 7529

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 8.039

LEGALS AND

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|
| IRVINE KEGAN W 271 OLD COMERS RD CHATHAM, MA 02633 | | | | 91-27-SW28 | | | | 271 OLD COMERS RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| IRVINE KEGAN W | | | | 09/15/2017 | QS | 495,000 | 30768-110 | | | | |
| DEVLIN DAVID A & JEANNE L | | | | 04/01/1979 | QS | 59,000 | 2894-109 | | | | |

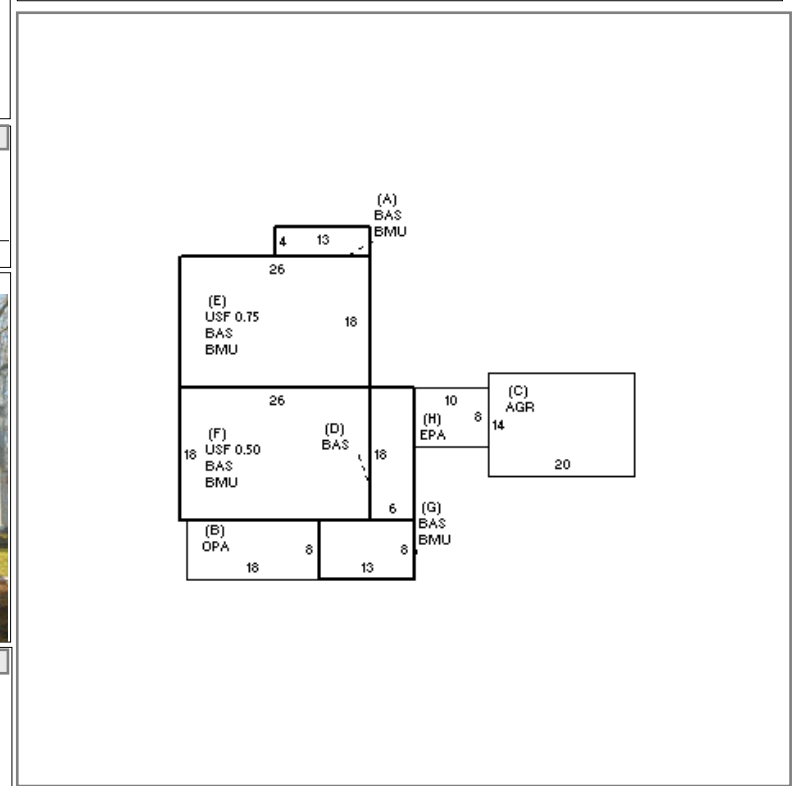
| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|---------|------------|---------------|-------------|--------|------------|-----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | 07/25/2017 | 3 | Renovations | | 07/25/2017 | APK | 100 | 100 |
| | 03/04/2009 | 50 | Meas & List | | | RRC | 100 | 100 |
| | 02/20/2008 | 50 | Meas & List | | | RRC | 100 | 100 |
| 07-593 | 12/05/2007 | 2 | Additions | 20,000 | 03/04/2009 | | 100 | 100 |
| 1994142 | 06/20/1994 | 99 | n/a | | | | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 21,900 | MC | 1.00 | 1.00 | 366,500 | 1.65 | 1.00 | 1.00 | MR2 | 1.00 | 303,140 |

| TOTAL | 21,900 SF | ZONING | R60 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | MID CHATHAM | NOTE DEEDED RIGHTS TO STILLWATER POND | | | | LAND | 303,100 | 214,700 |
| Inf1 | 100 | | BUILDING | 497,700 | 452,900 | | | |
| Inf2 | 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 800,800 | 667,600 |

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

PHOTO 12/06/2012



| BUILDING | CD | ADJ | DESC | MEASURE | | |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW | 7/25/2017 | APK |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

DETAILED

BUILDING

| YEAR BLT | 1955 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 585,487 |
|------------|-------|------------|-------|--------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 1,785 | DETAIL ADJ | 1.050 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,092 | | 70.99 | 77,523 | | |
| \$NLA(RCN) | \$328 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | B | OPA | N | OPEN PORCH | 144 | | 76.10 | 10,958 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | AGR | N | ATTACHED GARAGE | 280 | | 85.17 | 23,848 | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | + | BAS | L | BAS AREA | 1,096 | 1955 | 262.16 | 287,329 | | |
| | | | | FLOOR COVER | 23 | SOFTWD/CARPET | 1.00 | + | USF | L | UP-STRY FIN | 585 | 1955 | 222.45 | 130,135 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | G | BAS | L | BAS AREA | 104 | 2007 | 262.16 | 27,265 | | |
| | | | | HEATING/COOL | 11 | HT-WT/COOL AIR | 1.05 | H | EPA | N | ENCL PORCH | 80 | | 133.70 | 10,696 | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | F21 | O | | FPL 2S 1OP | 1 | | 10,376.00 | 10,376 | | |
| | | | | | | | | ODS | O | | OUT DOOR SHWR-A | 1 | | 1,477.00 | 1,477 | | |

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

| EFF.YR/AGE | 2007 / 15 |
|------------|------------|
| COND | 15 15% |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 15 % GD 85 |

RCNLD \$497,700