

Key: 7535

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 8.046

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
KENDRICK REALTY TRUST ET AL JOAN M KENDRICK TRUST 308 OLD COMERS RD CHATHAM, MA 02633				9I-32-W10				308 OLD COMERS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KENDRICK REALTY TRUST ET				03/24/2017	A		1 (D151194)				
JOAN M KENDRICK TRUST				12/10/1998	A		1 (151194)				
THE EARLE M KENDRICK TRUS				01/30/1998	A		1 (147357)				

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	%
13-046	01/29/2013	11	Window Rplc	700	04/16/2014	MR	100	100
1991060	02/11/2010	50	Meas & List			RRC	100	100
	05/16/1991	99	n/a				100	100

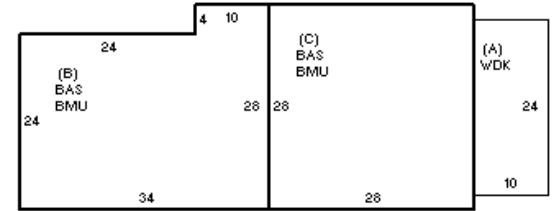
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	MC	1.00	100	439,800	1.00	100	1.00	PF3	1.20	403,860
300	A	0.251	MC	1.00	100	23,040	1.00	100	1.00	PF3	1.20	5,780

DETACHED

TOTAL	1.169 Acres		ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM		NOTE				LAND	409,600	341,400
Inf1	100			BUILDING	359,900	332,100			
Inf2	100			DETACHED	0	0			
				OTHER	0	0			
							<b>TOTAL</b>	<b>769,500</b>	<b>673,500</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/17/2020	NF
MODEL	1		RESIDENTIAL	LIST	1/17/2020	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	2/7/2020	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	506,890
NET AREA	1,640	DETAIL ADJ	0.875	FOUNDATION	4	FLR & WALL	1.00	A	WDK	N	WOOD DECK	240		58.40	14,016	CONDITION ELEM	CD
\$NLA(RCN)	\$309	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	1,640		65.84	107,980	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	856	1973	222.22	190,220	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	BAS	L	BAS AREA	784	1983	222.22	174,220	KITCHEN	A
				FLOOR COVER	36	CARPET/OTHER	1.00		BMG	O	BSMT GARAGE	4		2,769.75	11,079	BATHS	A
				INT. FINISH	2	DRYWALL	1.00		KIT	O	EXTRA KITCHEN	1		1,630.00	1,630	HEAT	A
				HEATING/COOL	9	WARM/COOL AIR	1.03		MST	O	MASONRY STACK	1		2,068.00	2,068	ELECT	A
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477		

EFF. YR/AGE	1975 / 47	
COND	29	29 %
FUNC	0	
ECON	0	
DEPR	29	% GD 71
RCNLD	\$359,900	