

Key: 7681

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 8.207

LEGAL

LAND

DETACHED


BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GUIDOBONI PAUL R & YASMEN B 60 ARBUTUS TRL CHATHAM, MA 02633				9K-53-G4				60 ARBUTUS TRL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GUIDOBONI PAUL R & YASMEN				02/28/2022	A	100	34937-306				
GUIDOBONI PAUL R & YAMEN				08/23/2019	QS	1,632,500	32241-271				
PRESTIGE HOME BUILDING OF				04/30/2018	O	795,000	31232-297				

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	%
22-1012	01/17/2023	6	Pools etc	486,000	05/10/2023	NF	0	50
21-983	10/26/2021	12	INSULATION	765			100	100
	10/23/2019	98	SALES QUESTI				100	100
	06/27/2018	98	SALES QUESTI				100	100
18-400	05/24/2018	2	Additions	450,000	01/25/2019	TCK	100	100

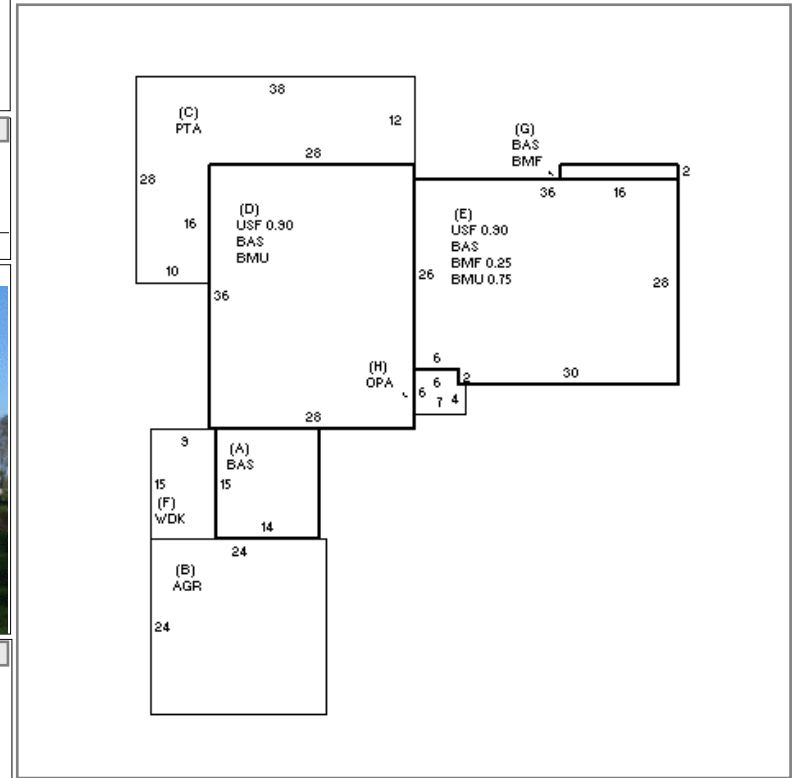
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,500	MC	1.00	1.00	916,250	1.40	1.00	1.00	WV4	2.50	781,930

TOTAL	26,500 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE PTL BAY/GOLFC VIEW	LAND	781,900	651,600			
Inf1	100		BUILDING	1,642,900	1,510,700			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	2,424,800	2,162,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/10/2023
IPV	A	1.00	NV 0.00 UC 10X24	2022	240	41.43			

BUILDING	CD	ADJ	DESC	MEASURE	1/25/2019	TCK
MODEL	1		RESIDENTIAL	LIST	1/25/2019	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	5/25/2023	EMZ
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2018	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,711,351
NET AREA	4,050	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BAS AREA	2,246	2018	355.93	799,422	CONDITION ELEM	CD
\$NLA(RCN)	\$423	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	AGR	N	ATTACHED GARAGE	576		119.61	68,896	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	C	PTA	N	PATIO/STOOP	616		27.74	17,090	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BMU	N	BSMT UNFINISHED	1,755		101.08	177,402	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	+	USF	L	UP-STRY FIN	1,804	2018	302.02	544,844	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	F	WDK	N	WOOD DECK	135		90.52	12,220	HEAT	A
				HEATING/COOL	9	WARM/COOL AIR	1.03	+	BMF	N	BSMT FINISH-SEP	281		168.33	47,301	ELECT	A
				FUEL SOURCE	2	GAS	1.00	H	OPA	N	OPEN PORCH	40		117.96	4,718		
									GEN	O	GENERATOR	1		0.00			
									GFP	O	GAS LOG/FP/E FP	2		9,643.35	19,287		
									ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289		



BLDG COMMENTS
ORIGINAL HOME BUILT 1965, REBUILT FROM GROUND UP IN 2018 VAULTED CEILING

EFF.YR/AGE	2018 / 4
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$1,642,900