

Key: 7682

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 8.208

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
JOHN J MAHANEY 2018 IRREV TRUST MAHANEY JOHN M TRUSTEE 3 MARTEL RD S HAMILTON, MA 01982				9K-54-G3				46 ARBUTUS TRL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JOHN J MAHANEY 2018 IRREV				12/11/2018	A	1	31719-23				
MAHANEY NOMINEE TRUST				03/06/2012	A	1	26135-223				
MAHANEY NOMINEE TRUST				03/08/2000	A	1	12871-278				

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	%
22-316	05/09/2022	14	DECK	29,250	05/10/2023	NF	100	100
	12/31/2018	2	Additions		12/31/2018	APK	100	100
	01/15/2007	50	Meas & List			AM	100	100
06-122	03/06/2006	10	Reroof	5,000	01/15/2007		100	100
1993227	10/12/1993	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	24,500	MC	1.00	100	1.00	100	1.00	R03	1.00		308,730

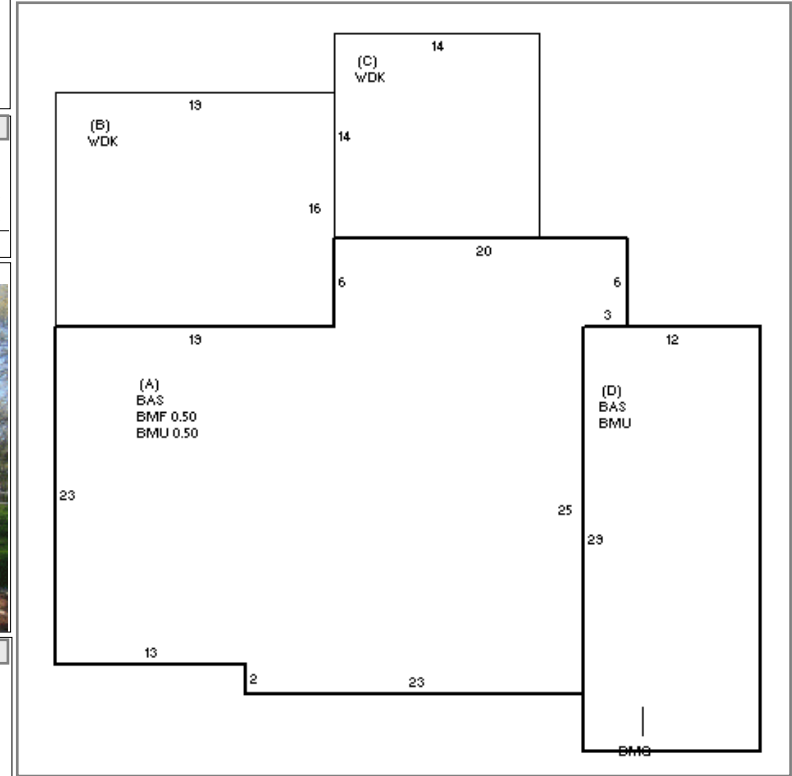
TOTAL	24,500 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	308,700	257,300
Inf1	100		BUILDING	326,900	288,900			
Inf2	100		DETACHED	7,300	7,000			
			OTHER	0	0			
						<b>TOTAL</b>	<b>642,900</b>	<b>553,200</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70 10X20	1981	200	52.38	7,300



BUILDING	CD	ADJ	DESC	MEASURE	12/23/2019	NF
MODEL	1		RESIDENTIAL	LIST	12/23/2019	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	5/25/2023	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	467,022
NET AREA	1,342	DETAIL ADJ	0.850	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	845		75.45	63,752		
\$NLA(RCN)	\$348	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BMF	N	BSMT FINISH-SEP	497		108.60	53,974		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,342	1960	225.73	302,932		
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00	+	WDK	N	WOOD DECK	500		58.40	29,200		
ROOMS	5	1.00		FLOOR COVER	13	HARDWD/CARPET	1.00		BMG	O	BSMT GARAGE	1		2,770.00	2,770		
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		7,477.00	7,477		
FULL BATHS	2	1.00		HEATING/COOL	2	HOT WATER	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477		
1/2 BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00										
FIXTURES	8	\$5,440															
UNITS	1	1.00															



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

EFF.YR/AGE	1973 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70

RCNLD	\$326,900
-------	-----------