Key: 963

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.057

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KEENAN ANDREW P & ANNE M 303 WOODLAND WAY N CHATHAM, MA 02650	11K-12-HC118	303 WOODLAND WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KEENAN ANDREW P & ANNE M	10/31/2007	D	720,000	(184501)
GALLAGHER MARY V & JOHN P	09/04/1985	A	1	(103187)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

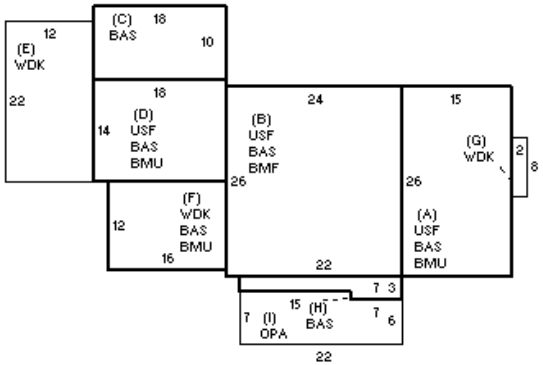
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	02/25/2010	50	Meas & List			CE	100	100
	03/17/2009	51	Meas			RRC	100	100
08-555	12/18/2008	2	Additions	6,000	02/25/2010		100	100
08-404	09/17/2008	3	Renovations	35,000	03/17/2009		100	100
08-317	07/15/2008	3	Renovations	80,000	03/17/2009		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,485	NC 1.00	100 1.00	100 1.00	1,282,750	1.55	100 1.00	CV2 3.50			1,073,060

TOTAL	23,485 SF	ZONING	R40	FRNT	0
Nbhd	NORTH CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	1,073,100	894,200
BUILDING	1,231,400	1,132,500
DETACHED	1,100	1,000
OTHER	0	0
TOTAL	**2,305,600**	**2,027,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90		1997	80	15.24	1,100
CBH	A 1.00	NV 0.00		2009	1	31.00	

PHOTO 01/10/2013

BLDG COMMENTS

BMF=2RMS,1FBTH

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	G	1.55	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE		
LIST		
REVIEW	7/12/2019	APK

YEAR BLT	1990	SIZE ADJ	1.000
NET AREA	2,955	DETAIL ADJ	1.030
$NLA(RCN)	$443	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
FULL BATHS	3	1.00
1/2 BATHS	0	1.00
FIXTURES	10	$12,772
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	16	HARDWD/OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	834		117.37	97,889
+	BAS	L	BAS AREA	1,014	1990	368.41	373,570
+	USF	L	UP-STRY FIN	1,014	1990	312.61	316,987
B	BMF	N	BSMT FINISH-SEP	624		168.33	105,037
+	BAS	L	BAS AREA	483	2008	368.41	177,943
D	USF	L	UP-STRY FIN	252	2008	312.61	78,777
+	WDK	N	WOOD DECK	472		90.52	42,726
F	BAS	L	BAS AREA	192	2004	368.42	70,736
I	OPA	N	OPEN PORCH	147		117.96	17,340
	BMG	O	BSMT GARAGE	1		4,293.50	4,294
	GFP	O	GAS LOG/FP/E FP	1		9,644.10	9,644
	ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289

TOTAL RCN	1,310,004

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2016 / 6	
COND	6 6 %	
FUNC	0	
ECON	0	
DEPR	6	% GD 94
RCNLD	$1,231,400	