

Key: 1034

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.137

LEGAL

LAND

CURRENT OWNER										PARCEL ID			LOCATION			
MAHALO REALTY TRUST C/O RICE, HEARD & BIGELOW, INC ONE FEDERAL ST, 25TH FL BOSTON, MA 02110										12A-13-12			35 SEARS RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)			
										10/31/2011	O	4,495,000	25801-322			
										12/01/1995	QS	900,000	9953-284			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
12-086	02/15/2012	50	Meas & List		07/10/2013	SF	100	100
12-030	01/27/2012	6	Pools etc	105,000	07/10/2013	SF	100	100
12-031	01/27/2012	3	Renovations	150,000	07/10/2013	SF	100	100
12-028	01/24/2012	2	Additions	675,000	07/10/2013	SF	100	100
		9	Foundation	75,000	07/10/2013	SF	100	100

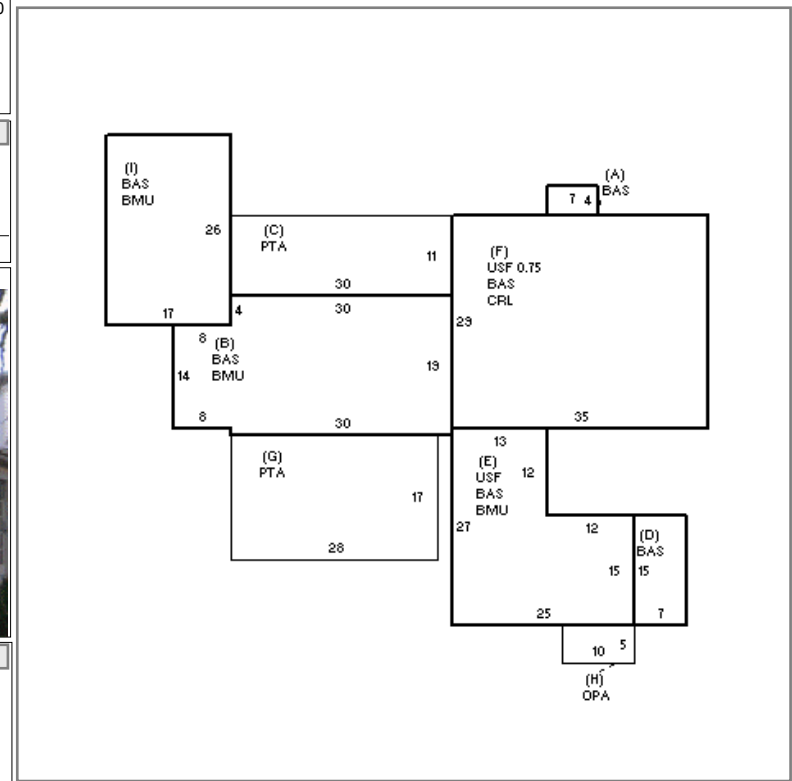
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000	CH	1.00	100	1.00	1.00	4,434,650	1.00	MDW	1.10	CF5	11.00
300	A	1.281	CH	1.00	100	1.00	100	211,200	1.00	100	1.00	CF5	11.00

TOTAL	2.199 Acres		ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM		NOTE				LAND	4,342,800	3,618,800
Infl1	100			BUILDING	3,043,300	2,532,600			
Infl2	100			DETACHED	42,000	39,900			
				OTHER	960,700	845,100	TOTAL	8,388,800	7,036,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80	1983	141	12.70	1,400
IPG	V	1.50	10 0.90	17X34	578	60.28	31,400
PTD	V	1.50	10 0.90	IRREG	600	16.95	9,200



BLDG COMMENTS		
PHOTO 11/30/2012		



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/10/2013	SF
MODEL	1		RESIDENTIAL	LIST	7/10/2013	SF
STYLE	18	1.30	RENO'D ANTIQUE [100%]	REVIEW	5/8/2018	APK
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1880	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	4,095	DETAIL ADJ	1.352	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$782	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	ADJ	1.00	ROOF COVER	2	WOOD SHIN	1.01
ROOMS	8		1.00	FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS	4		1.00	INT. FINISH	1	PLASTER	1.00
FULL BATHS	3		1.00	HEATING/COOL	9	WARM/COOL AIR	1.03
1/2 BATHS	1		1.00	FUEL SOURCE	2	GAS	1.00
FIXTURES	16	\$40,669					
UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,203,429
+	BAS	L	BAS AREA	1,679	1880	707.54	1,187,958	CONDITION ELEM CD	
+	BMU	N	BSMT UNFINISHED	1,655		145.57	240,915	EXTERIOR	V
B	BAS	L	BAS AREA	682	2012	707.54	482,542	INTERIOR	V
+	PTA	N	PATIO/STOOP	806		42.06	33,904	KITCHEN	V
+	USF	L	UP-STRY FIN	1,292	1880	600.37	775,679	BATHS	V
F	CRL	N	CRAWL SPACE	1,015		43.29	43,943	HEAT	U
H	OPA	N	OPEN PORCH	50		178.84	8,942	ELECT	U
I	BAS	L	BAS AREA	442	1985	707.54	312,733	EFF.YR/AGE 2017 / 5	
F11	O		FPL 1S 1OP	1		17,571.00	17,571	COND	5 5 %
F33	O		FPL 3ST 3OP	1		58,573.80	58,574	FUNC	0
								ECON	0
								DEPR	5 % GD 95
								RCNLD	\$3,043,300

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TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

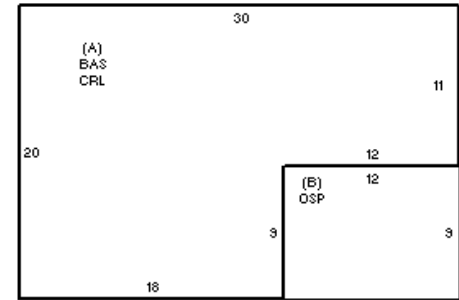
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	370,900	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	5/8/2018	APK
MODEL	1		RESIDENTIAL	LIST			
STYLE	6	0.85	COTTAGE [100%]				
QUALITY	V	2.35	VERY GOOD [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

BLDG COMMENTS

G

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	416,688
NET AREA	492	DETAIL ADJ	0.884	FOUNDATION	6	CRAWL	1.00	A	CRL	N	CRAWL SPACE	492		62.66	30,827	CONDITION ELEM	CD
\$NLA(RCN)	\$847	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	492	1920	733.49	360,875	EXTERIOR	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	OSP	N	OPEN SCR PORCH	108	185.17	19,999	INTERIOR	
STORIES	1	1.00	ROOF COVER	2	WOOD SHIN	1.01	FLOOR COVER	1	HARDWOOD	1.00	INT. FINISH	52	OTHER/DRY/WLI	1.00	KITCHEN		
ROOMS	3	1.00	HEATING/COOL	9	WARM/COOL AIR	1.03	FUEL SOURCE	2	GAS	1.00	BATHS				HEAT		
BEDROOMS	1	1.00									ELECT						
FULL BATHS	1	1.00															
1/2 BATHS	0	1.00															
FIXTURES	3	\$4,987															
UNITS	1	1.00															
																EFF.YR/AGE	2011 / 11
																COND	11 11 %
																FUNC	0
																ECON	0
																DEPR	11 % GD 89
																RCNLD	\$370,900

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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				3	3 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

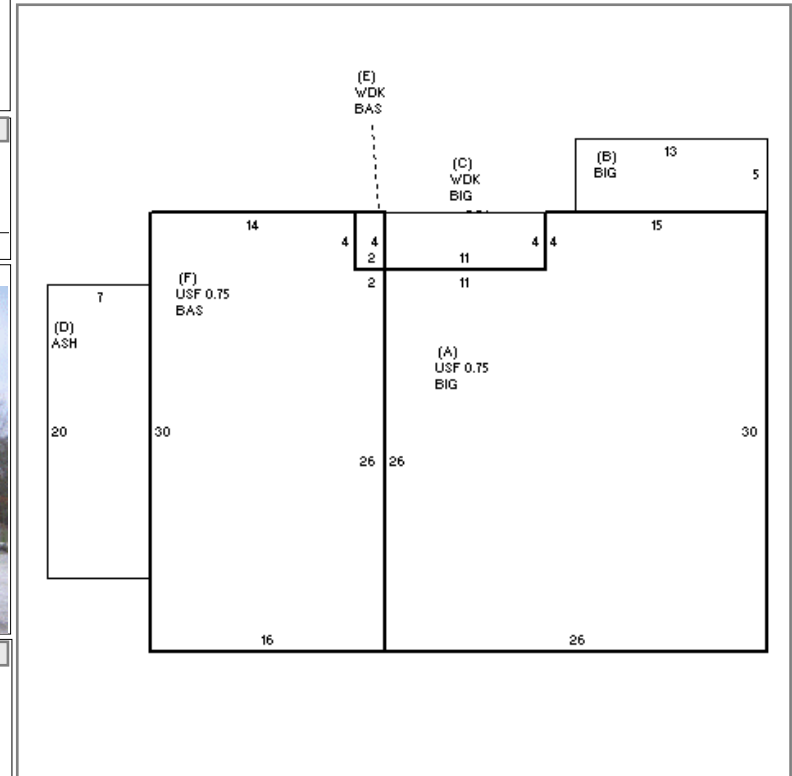
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	589,800	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/30/2012
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	5/20/2018	APK
MODEL	1		RESIDENTIAL	LIST			
STYLE	17	0.95	GAR/APT [100%]				
QUALITY	G	1.55	GOOD [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	2012	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	601,823
NET AREA	1,386	DETAIL ADJ	0.937	FOUNDATION	2	SLAB	0.95	+	BIG	N	BUILT-IN GARAGE	845		115.84	97,881		
\$NLA(RCN)	\$434	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	906	2012	324.79	294,258		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	52		90.53	4,707		
				ROOF COVER	2	WOOD SHIN	1.01	D	ASH	N	ATT SHED	140		93.93	13,150		
				FLOOR COVER	6	OTHER	1.00	+	BAS	L	BAS AREA	480	2012	382.77	183,728		
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289		
				HEATING/COOL	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE 2020 / 2	
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98
RCNLD	\$589,800