

Key: 106

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 110

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER			PARCEL ID			LOCATION		
LA RESERVE CAPE COD LLC 48 WATERFIELD RD #822 WINCHESTER, MA 01890			10C-62-X8			14 SQUANTO DR		
TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)		
LA RESERVE CAPE COD LLC			01/29/2021	QS	1,300,000	33739-144		
BERTHIAUME MARK & THOMPSON			04/24/2017	QS	1,200,000	30439-4		
HOGAN PETER J & MARGARET			11/14/1996	A	220,000	10481-146		

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

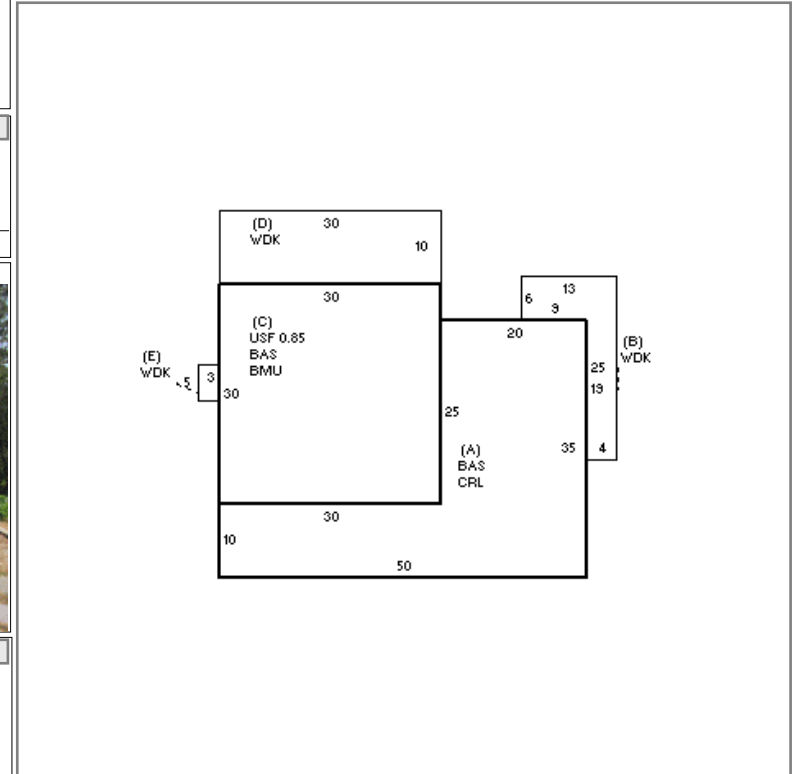
TOTAL	SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		N O T E	OYSTER RIVER VIEW. Easement in common over Lot 1 PL348/4 River Access.			LAND	0	0
Inf1			BUILDING	1,536,600	1,375,100			
Inf2			DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,536,600</b>	<b>1,375,100</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
EXTRA KITCHEN, 2BDRM, 1BATH APT/GUEST ATTACHED

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-304	03/23/2021	99	n/a	3,500			100	100
	03/22/2021	98	SALES QUESTI				100	100
21-149	02/22/2021	3	Renovations	5,000			100	100
	08/28/2017	98	SALES QUESTI				100	100
	03/01/2011	50	Meas & List			CE	100	100



BUILDING	CD	ADJ	DESC		MEASURE	6/29/2016	WFF
MODEL	10		CONDO		LIST	6/29/2016	EST
STYLE	2	1.00	FREE STANDING [100%]		REVIEW	4/23/2020	APK
QUALITY	+	1.05	PLUS AVE [100%]				
FRAME	99	1.00	N/A [100%]				

YEAR BLT	1945	SIZE ADJ	1.000
NET AREA	2,665	DETAIL ADJ	2.605
\$NLA(RCN)	\$613	OVERALL	1.000

CAPACITY	UNITS	ADJ
ROOMS	12	1.00
BEDROOMS	6	1.00
FULL BATHS	4	1.00
1/2 BATHS	1	1.00
FIXTURES	15	\$32,820

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	1	OYSTER RIVER	2.20
UNIT MODEL	99	N/A	1.00
VIEW/LOC	4	GOOD WV	1.15
HVAC	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
FLOOR LEVEL	99	N/A	1.00
NEIGHBORHOOD	5	WEST	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	CRAWL SPACE	1,000		0.00	
+	BAS	L	BAS AREA	1,900	1945	595.25	1,130,979
+	WDK	N	ATT WOOD DECK	469		19.00	8,911
C	BMU	N	BSMT UNFINISHED	900		23.00	20,700
C	USF	L	UP-STRY FIN	765	1945	565.54	432,640
	F21	O	FPL 2S 1OP	1		4,742.00	4,742
	GFP	O	GAS LOG/FP/E FP	1		2,846.00	2,846
	ODS	O	OUT DOOR SHWR-A	1		1,022.00	1,022

TOTAL RCN	1,634,660
CONDITION ELEM CD	
INTERIOR	V
KITCHEN	G
BATHS	V
EXTERIOR	G

EFF.YR/AGE	2002 / 20
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94

RCNLD	\$1,536,600
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