

Key: 1129

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.240

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PHELAN CYNTHIA S & DAVID C 242 BEACON ST #5 BOSTON, MA 02116-1219				12E-23E-A13				106 ABSEGAMI RUN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PHELAN CYNTHIA S & DAVID SCIPIONE RICHARD S				06/15/2005	QS	1,250,000	(177017)				
				05/13/1992	D	180,000	(126551)				

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	%
16-065	02/10/2016	3	Renovations		05/08/2017	NF	100	100
15-672	10/28/2015	3	Renovations	300,000	05/08/2017	NF	100	100
	01/29/2009	50	Meas & List			CE	100	100
08-380	09/02/2008	6	Pools etc	105,000	01/29/2009		100	100
1992081	05/08/1992	99	n/a				100	100

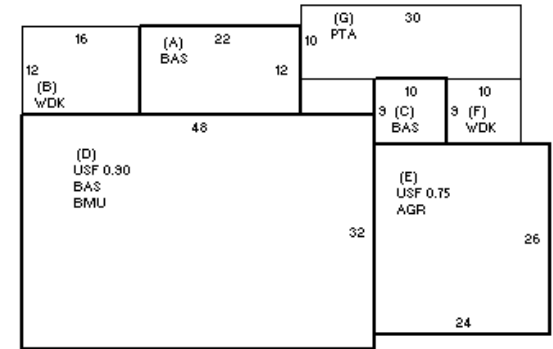
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	32,197	CH	1.00	100	1.00	1.00	1,282,750	1.19	100	1.00	R13 3.50	1,131,980

TOTAL	32,197 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE BORDERING COMMERCIAL	LAND	1,132,000	943,300			
Inf1	100		BUILDING	1,565,600	1,424,700			
Inf2	100		DETACHED	33,200	31,700			
			OTHER	0	0			
			TOTAL	2,730,800	2,399,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPC	A	1.00	10 0.90	2009	800	41.40	29,800
PTD	A	1.00	10 0.90 12X28	2009	336	11.30	3,400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/22/2016	WFF
MODEL	1		RESIDENTIAL	LIST	6/22/2016	WFF
STYLE	4	1.00	CAPE [100%]	REVIEW	6/29/2017	TD
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1992	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,565,606	
NET AREA	3,740	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BAS AREA	1,890	1992	365.72	691,202	CONDITION ELEM	CD	
\$NLA(RCN)	\$419	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	WDK	N	WOOD DECK	282		90.52	25,527	EXTERIOR	V	
				ROOF SHAPE	6	SALTBOX	1.00	D	BMU	N	BSMT UNFINISHED	1,536		103.13	158,413	INTERIOR	V	
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	USF	L	UP-STRY FIN	1,850	1992	310.32	574,095	KITCHEN	V	
				FLOOR COVER	16	HARDWD/OTHER	1.00	E	AGR	N	ATTACHED GARAGE	624		118.67	74,048	BATHS	V	
				INT. FINISH	2	DRYWALL	1.00	G	PTA	N	PATIO/STOOP	300		27.75	8,324	HEAT	U	
				HEATING/COOL	11	HT-WT/COOL AIR	1.05	F21	O	FPL 2S 1OP	1		16,082.80	16,083	ELECT	U		
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289				
																	EFF.YR/AGE	2022 / 0
																	COND	0 0 %
																	FUNC	0
																	ECON	0
																	DEPR	0 % GD 100
																	RCNLD	\$1,565,600