

Key: 1143

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.257

LEGAL

LAND

DETACHED

BUILDING

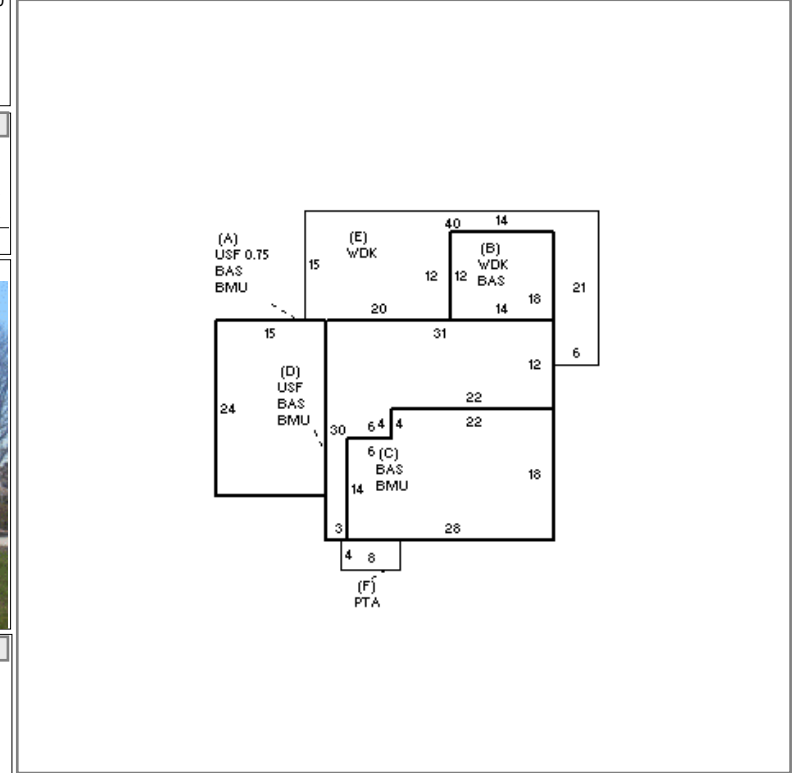
CURRENT OWNER				PARCEL ID				LOCATION			
GRIFFIN MICHAEL S & CAROL A 2 JAMES LN COHASSET, MA 02025				12E-5-L4				63 CHRISTOPHER HARDING LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GRIFFIN MICHAEL S & CAROL				05/06/2016	QS	697,000	29632-93				
CHURCHILL JON T & MARRY E				04/23/1996	A	52,000	10162-183				

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	%
22-940	11/07/2022	3	Renovations	70,000	04/13/2023	NF	100	100
22-658	08/25/2022	4	Outbuildings	5,600	04/13/2023	NF	100	100
18-409	05/30/2018	2	Additions	3,000	02/25/2019	TCK	100	100
18-256	04/04/2018	2	Additions	4,571	02/25/2019	TCK	100	100
	07/14/2016	98	SALES QUESTI				0	0

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	17,200	WC	1.00	100	1.00	100	1.00	678,025	2.02	100	1.00	VW2	1.85	539,970
300	A	0.064	WC	1.00	100	1.00	100	1.00	35,520	1.00	100	1.00	VW2	1.85	2,270

TOTAL	20,000 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	N O T E	Approx 2800 sf is wetland in NW corner. Access to 10' walkway and use of private beach area PL-176 pg131.			LAND	542,200	451,800
Inf1	100		BUILDING	675,600	607,500			
Inf2	100		DETACHED	2,600	0			
			OTHER	0	0			
						TOTAL	1,220,400	1,059,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X10	2022	80	15.24	1,100
PTD	A	1.00	10 0.90 12X12	2022	144	11.30	1,500



BUILDING	CD	ADJ	DESC	MEASURE	3/11/2022	TCK
MODEL	1		RESIDENTIAL	LIST	3/11/2022	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	4/21/2023	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	804,289		
NET AREA	2,178	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,290		82.35	106,232	CONDITION ELEM	CD		
\$NLA(RCN)	\$369	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,290	1998	298.00	384,425	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	720	1998	252.87	182,063	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	BAS	L	BAS AREA	168	2006	298.00	50,064	KITCHEN	G		
				FLOOR COVER	16	HARDWD/OTHER	1.00	+	WDK	N	WOOD DECK	636		70.08	44,570	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	F	PTA	N	PATIO/STOOP	32		21.49	688	HEAT	A		
				HEATING/COOL	9	WARM/COOL AIR	1.03	BMG	O	BSMT GARAGE	2		3,323.40	6,647	ELECT	A			
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		12,451.20	12,451					
																	EFF.YR/AGE	2006 / 16	
																	COND	16 16%	
																	FUNC	0	
																	ECON	0	
																	DEPR	16 % GD 84	
																	RCNLD	\$675,600	