Key: 1172 **Town of CHATHAM - Fiscal Year 2024** 9/7/2023 9:38 am SEQ #: 1.285

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MANNIX THOMAS A & JOYANNE K **41 PERCH POND RD** **CHATHAM, MA 02633**	**12F-17-G6**	**41 PERCH POND RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MANNIX THOMAS A & JOYANNE	05/21/2001	QS	419,000	(161558)
A LAMOND SHULTES	12/01/1989	QS	170,000	(119162)

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	%
16-504	08/16/2016	3	Renovations	39,450	07/03/2018	NF	100	100
15-168	04/13/2015	3	Renovations	22,995	06/09/2016	WFF	100	100
	04/05/2007	50	Meas & List			RRC	100	100
95-006	01/01/1995	99	n/a	76,000			100	100
94-423	12/01/1994	99	n/a	5,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	MC	1.00	100	1.00	100	1.00	439,800	1.00	100	1.00	PF1	1.20			403,860
300	A	0.041	MC	1.00	50	0.50	100	1.00	11,520	1.00	100	1.00	PF1	1.20			470

TOTAL	41,780 SF	ZONING	R20	FRNT	0

Nbhd	MID CHATHAM
Infl1	100
Infl2	100

NOTE: Pond Front/Wet

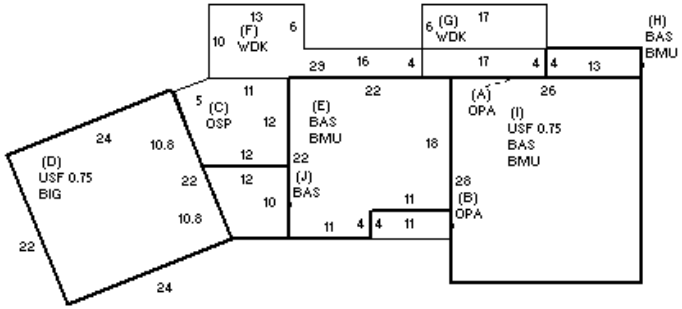
ASSESSED	CURRENT	PREVIOUS
LAND	404,300	294,800
BUILDING	716,400	652,000
DETACHED	0	0
OTHER	0	0
TOTAL	**1,120,700**	**946,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/10/2021

BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	+	1.20	PLUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/10/2021	NF
LIST	12/10/2021	EST
REVIEW	1/20/2022	EMZ

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	2,262	DETAIL ADJ	1.000
$NLA(RCN)	$373	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	3	1.00
1/2 BATHS	0	1.00
FIXTURES	9	$8,640
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	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	112		91.32	10,228
C	OSP	N	OPEN SCR PORCH	165		94.56	15,602
D	BIG	N	BUILT-IN GARAGE	528		93.44	49,336
+	USF	L	UP-STRY FIN	942	1988	243.96	229,811
+	BMU	N	BSMT UNFINISHED	1,220		83.27	101,588
+	WDK	N	WOOD DECK	296		70.08	20,743
+	BAS	L	BAS AREA	1,320	1988	287.51	379,511
	F21	O	FPL 2S 1OP	1		12,451.20	12,451
	GFP	O	GAS LOG/FP/E FP	2		7,465.80	14,932

TOTAL RCN	842,842

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	A
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2007 / 15		
COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85
RCNLD			$716,400