

Key: 1255

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.369

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCDONALD PAUL & YAM-MCDONALD WINNER 94 HOLMES ST BRAintree, MA 02184				12G-40-M8				15 JANES WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCDONALD PAUL & YAM-MCDON 15 JANES WAY REALTY TRUST				02/16/2018	U	331,328	31087-34				
				08/23/1993	A	1 8742-290					

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	%
18-498	06/26/2018	3	Renovations	12,000	02/06/2020	TCK	100	100
18-453	06/13/2018	3	Renovations	6,800	02/08/2019	TCK	100	100
	04/05/2007	50	Meas & List			RRC	100	100
94-203	06/01/1994	99	n/a	6,650			100	100
1979079	07/13/1979	99	n/a				100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,880	MC	1.00	1.00	366,500	2.58	1.00	R02	1.00		279,510

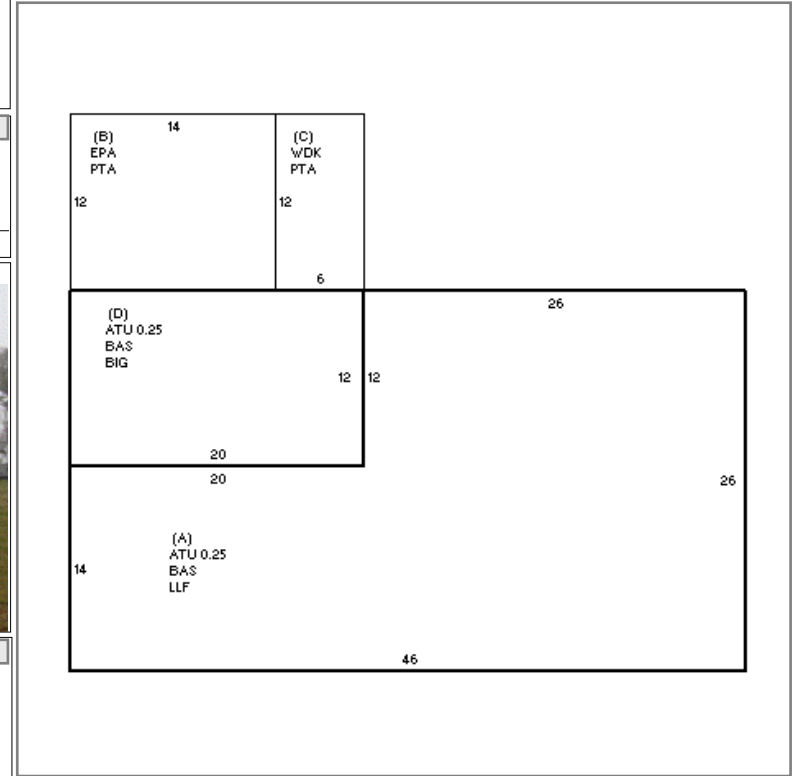
TOTAL	12,880 SF	ZONING	R60	FRNT	105	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE			LAND	279,500	232,900	
Inf1	100		BUILDING	364,300	331,600			
Inf2	100		DETACHED	800	700			
			OTHER	0	0			
					TOTAL	644,600	565,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	-	0.90 30 0.70	10X8		80	13.71	800



PHOTO 02/06/2020

BLDG COMMENTS
LLF=FAM RM/PLAY RM/OFFICE/BATH (PER PLANS)



BUILDING	CD	ADJ	DESC	MEASURE	2/8/2019	TCK
MODEL	1		RESIDENTIAL	LIST REVIEW	3/5/2020	MR
STYLE	1	0.85	RANCH [100%]			
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1979	SIZE ADJ	1.000
NET AREA	1,196	DETAIL ADJ	0.875
\$NLA(RCN)	\$412	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
FULL BATHS	3	1.00	
1/2 BATHS	0	1.00	
FIXTURES	9	\$6,300	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	LLF	N	LOWER LEVEL FIN	956		155.58	148,734
EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,196	1979	211.41	252,842
ROOF SHAPE	1	GABLE	1.00	+	ATU	N	UNFIN ATTIC	299		78.50	23,472
ROOF COVER	1	ASPH/CMP SHIN	1.00	+	PTA	N	PATIO/STOOP	240		17.90	4,296
FLOOR COVER	34	CARPET/ASPH TL	1.00	B	EPA	N	ENCL PORCH	168		133.70	22,462
INT. FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	72		58.40	4,205
HEATING/COOL	9	WARM/COOL AIR	1.03	D	BIG	N	BUILT-IN GARAGE	240		87.70	21,047
FUEL SOURCE	2	GAS	1.00		F11	O	FPL 1S 1OP	1		7,477.00	7,477
					ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	492,312
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1984 / 38
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$364,300