

Key: 13311

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 8.988

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER						PARCEL ID			LOCATION			
KAHN HARRISON K NOW TALBOTT TRUST 56 SAMOSET RD DUXBURY, MA 02332						12F-6B-XA			1082 MAIN ST			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)			
TALBOTT TRUST						04/06/2023	QS	1,030,000	35719-96			
KAHN HARRISON K						05/13/2016	QS	609,000	29649-242			
SOUTH CAPE ENTERPRISES IN						04/29/1999	N	480,000	12233-166			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SS17-9	07/24/2023	98	SALES QUESTI				100	100
15-145	12/31/2015	20	Splits/Land				100	100
	04/02/2015	1	New Construc	220,000	06/23/2016	WFF	100	100

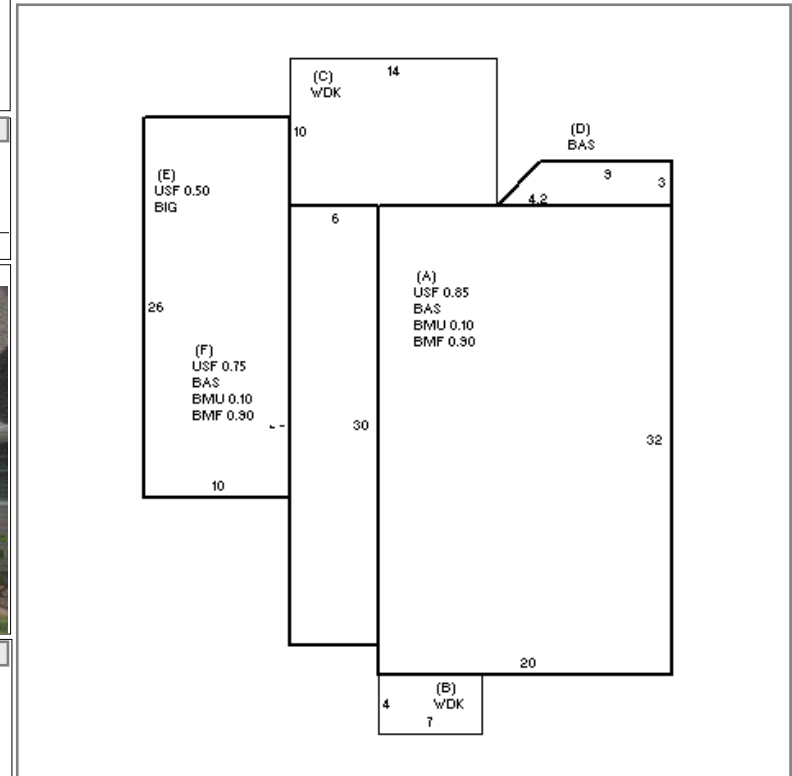
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	SB	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
Inf1						BUILDING	846,500	757,400
Inf2						DETACHED	0	0
						OTHER	0	0
						TOTAL	846,500	757,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
BMF=1RM,1F.BATH



BUILDING	CD	ADJ	DESC	MEASURE	6/23/2016	WFF
MODEL	10		CONDO	LIST	11/19/2016	APK
STYLE	3	1.00	TOWN HSE END [100%]	REVIEW	11/19/2016	APK
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	[100%]			

YEAR BLT	2015	SIZE ADJ	1.000
NET AREA	1,661	DETAIL ADJ	1.480
\$NLA(RCN)	\$520	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	5	1.00	
BEDROOMS	2	1.00	
FULL BATHS	3	1.00	
1/2 BATHS	0	1.00	
FIXTURES	10	\$15,984	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
COMPLEX	82	MAIN ST VLG	1.25	+	BMF	N	BSMT FINISH-SEP	738		36.10	26,642
UNIT MODEL	99	N/A	1.00	+	BMU	N	BSMT UNFINISHED	82		23.00	1,886
VIEW/LOC	4	GOOD WV	1.15	+	USF	L	UP-STRY FIN	809	2015	467.15	377,925
HVAC	9	WARM/COOL AIR	1.03	+	WDK	N	ATT WOOD DECK	168		19.00	3,192
FUEL SOURCE	2	GAS	1.00	+	BAS	L	BAS AREA	852	2015	491.69	418,922
FLOOR LEVEL	99	N/A	1.00	E	BIG	N	BUILT-IN GARAGE	260		52.18	13,567
NEIGHBORHOOD	1	MID-CHATHAM	1.00	GFP	O		GAS LOG/FP/E FP	2		2,845.50	5,691

TOTAL RCN	863,809
CONDITION ELEM	CD
INTERIOR	A
KITCHEN	A
BATHS	A
EXTERIOR	A
EFF.YR/AGE	2015 / 7
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98
RCNLD	\$846,500