

Key: 148

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 152

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WE3 INVESTMENTS LLC 45 COFFINS CT UNIT 2 PORTSMOUTH, NH 03801				10D-30-3				95 MEADOW VIEW RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WE3 INVESTMENTS LLC				06/15/2022	B	10	35188-318				
LUCAS MICHAEL				04/22/2013	O	286,500	27313-73				
MCMAHON GREGORY & NADINE				01/28/2008	A	150,000	22630-56				

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	%
13-446	09/05/2013	10	Reroof	5,000	04/16/2014	MR	100	100
13-403	08/07/2013	4	Outbuildings	3,900	04/16/2014	MR	100	100
13-324	06/10/2013	3	Renovations	97,500	04/16/2014	MR	100	100
08-090	01/20/2009	50	Meas & List			RRC	100	100
	02/25/2008	10	Reroof	5,000	01/20/2009		100	100

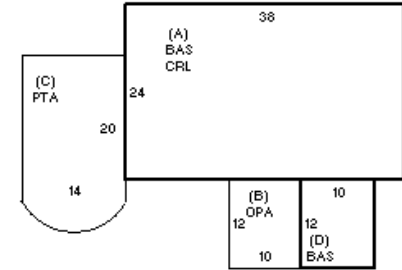
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,602	WC	1.00	90	0.90	100	1.00	R04	1.40		375,300

TOTAL	19,602 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE Shape/panhandle	LAND		375,300	312,700		
Inf1	90		BUILDING		321,500	292,700		
Inf2	100		DETACHED		1,400	1,300		
			OTHER		0	0		
TOTAL					698,200	606,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10	10 0.90 8X12	2013	96	15.69	1,400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/8/2022	TCK
MODEL	1		RESIDENTIAL	LIST	3/8/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/18/2022	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	357,264	
NET AREA	1,032	DETAIL ADJ	0.875	FOUNDATION	6	CRAWL	1.00	A	CRL	N	CRAWL SPACE	912		26.41	24,082	CONDITION ELEM	CD	
\$NLA(RCN)	\$346	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	OPA	N	OPEN PORCH	120		91.32	10,958	EXTERIOR	V	
				ROOF SHAPE	1	GABLE	1.00	C	PTA	N	PATIO/STOOP	320		21.48	6,874	INTERIOR	V	
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BAS	L	BAS AREA	1,032	1959	298.97	308,538	KITCHEN	V	
				FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772	BATHS	V	
				INT. FINISH	2	DRYWALL	1.00									HEAT	U	
				HEATING/COOL	9	WARM/COOL AIR	1.03									ELECT	U	
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		5	1.00															
BEDROOMS		3	1.00															
FULL BATHS		1	1.00															
1/2 BATHS		0	1.00															
FIXTURES		6	\$5,040															
UNITS		1	1.00															
EFF.YR/AGE		2012 / 10																
COND		10	10 %															
FUNC		0																
ECON		0																
DEPR		10	% GD	90														
RCNLD				\$321,500														