Key: 1494

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.628

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HOYT RICHARD S & JEAN B 69 CHAMPLAIN RD CHATHAM, MA 02633	13A-11-17	69 CHAMPLAIN RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HOYT RICHARD S & JEAN B	12/05/2018	A	100	31707-57
69 CHAMPLAIN ROAD LLC	07/31/2014	QS	1,695,000	28297-169
ECKER CYNTHIA L & JANE EN	10/04/2012	A	100	26733-196

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

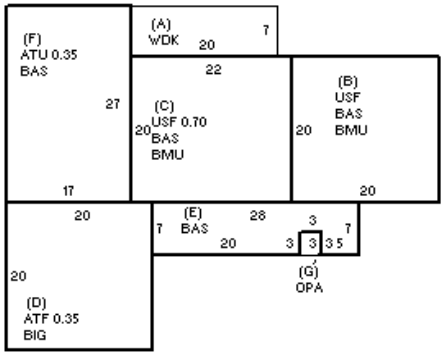
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18-614	08/07/2018	3	Renovations	550	03/04/2019	TCK	100	100
	04/16/2007	50	Meas & List			RRC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,988	CH 1.00	100 1.00	100 1.00	2,382,250	2.04	100 1.00	WV7 6.50			1,893,600

TOTAL	16,988 SF	ZONING	R20	FRNT	97
Nbhd	CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	1,893,600	1,577,900
BUILDING	747,500	658,500
DETACHED	0	0
OTHER	0	0
TOTAL	**2,641,100**	**2,236,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/04/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	18	1.30	RENO'D ANTIQUE [100%]
QUALITY	+	1.20	PLUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE		
LIST		
REVIEW	6/4/2019	TD

YEAR BLT	1870	SIZE ADJ	1.000
NET AREA	2,334	DETAIL ADJ	1.300
$NLA(RCN)	$421	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	0	1.00
BEDROOMS	5	1.00
FULL BATHS	2	1.00
1/2 BATHS	1	1.00
FIXTURES	8	$9,984
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	1	PLASTER	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	140		70.08	9,811
+	BMU	N	BSMT UNFINISHED	840		90.70	76,190
+	USF	L	UP-STRY FIN	708	1870	315.81	223,595
D	BIG	N	BUILT-IN GARAGE	400		96.57	38,628
D	ATF	L	FINISHED ATTIC	140	1870	223.87	31,342
+	BAS	L	BAS AREA	1,486	1870	372.19	553,069
F	ATU	N	UNFIN ATTIC	161		94.20	15,167
G	OPA	N	OPEN PORCH	9		91.33	822
	F21	O	FPL 2S 1OP	2		12,451.20	24,902

TOTAL RCN	983,510

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

EFF.YR/AGE	1991 / 31	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$747,500