

Key: 1497

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.631

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
RABBIT RUN NOMINEE TRUST LANDY DOUGLAS TRUSTEE 194 CHAMPLAIN RD CHATHAM, MA 02633				13A-14-5A				89 CHAMPLAIN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RABBIT RUN NOMINEE TRUST				06/09/2015	A	1	28927-84				
RABBIT RUN NOMINEE TRUST				07/21/1994	A	1	9290-76				
LANDY LYNN				12/08/1993	A	1	8933-336				

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	%
12-519	11/09/2012	3	Renovations	829,000	04/03/2014	MR	100	100
12-374	08/13/2012	5	Demolitions	60,000	07/10/2013	SF	100	100
	04/16/2007	50	Meas & List			RRC	100	100
1978017	02/28/1978	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,504	CH	1.00	100	1.00	100	1.00	CF5	11.00		3,582,990

DETACHED

TOTAL	33,504 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE Harbr Frt	LAND		3,583,000	2,985,700		
Inf1	100		BUILDING		1,902,100	1,652,900		
Inf2	100		DETACHED		0	0		
			OTHER		0	0		
				TOTAL	5,485,100	4,638,600		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST REVIEW	4/7/2014	MR
STYLE	4	1.00	CAPE [100%]			
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,067,475
NET AREA	5,359	DETAIL ADJ	1.020	FOUNDATION	4	FLR & WALL	1.00	+	CRL	N	CRAWL SPACE	2,775		27.85	77,283		
\$NLA(RCN)	\$386	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	3,555	1978	344.10	1,223,285		
				ROOF SHAPE	2	HIP	1.00	+	USF	L	UP-STRY FIN	1,804	1978	291.98	526,737		
				ROOF COVER	2	WOOD SHIN	1.01	C	PTA	N	PATIO/STOOP	880		27.75	24,416		
				FLOOR COVER	3	W/W CARPET	1.00	D	BIG	N	BUILT-IN GARAGE	667		117.99	78,701		
				INT. FINISH	2	DRYWALL	1.00	F	BMU	N	BSMT UNFINISHED	780		93.64	73,039		
				HEATING/COOL	16	ELECT BB W/AC	1.01	F22	O		FPL 2S 2OP	2		22,521.50	45,043		
				FUEL SOURCE	3	ELECTRIC	1.00										

PHOTO	04/03/2014

BLDG COMMENTS	
7/10/13 = REFUSAL	

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

EFF.YR/AGE	2014 / 8
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$1,902,100