

Key: 1603

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.744

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
49 BLACK DUCK LANDING REALTY TRUST SEIBERT GEORGE C & MILDRED D TRSTES 49 BLACK DUCK LNDG CHATHAM, MA 02633				13B-40-B3				49 BLACK DUCK LNDG			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
49 BLACK DUCK LANDING REA SEIBERT				05/03/2001	A	13795-186	1				
				08/25/1982	QS	29,500	3545-3				

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	%
17-804	11/17/2017	2	Additions	25,000	07/02/2018	MR	100	100
17-054	01/30/2017	4	Outbuildings		07/02/2018	MR	100	100
	10/28/2015	61	Inspect/Revi		10/28/2015	APK	100	100
14-734	12/01/2014	2	Additions	10,000	07/02/2018	MR	100	100
	04/16/2007	50	Meas & List			RRC	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,876	CH	1.00	1.00	1,374,375	1.24	1.00	R10	3.75		1,203,990

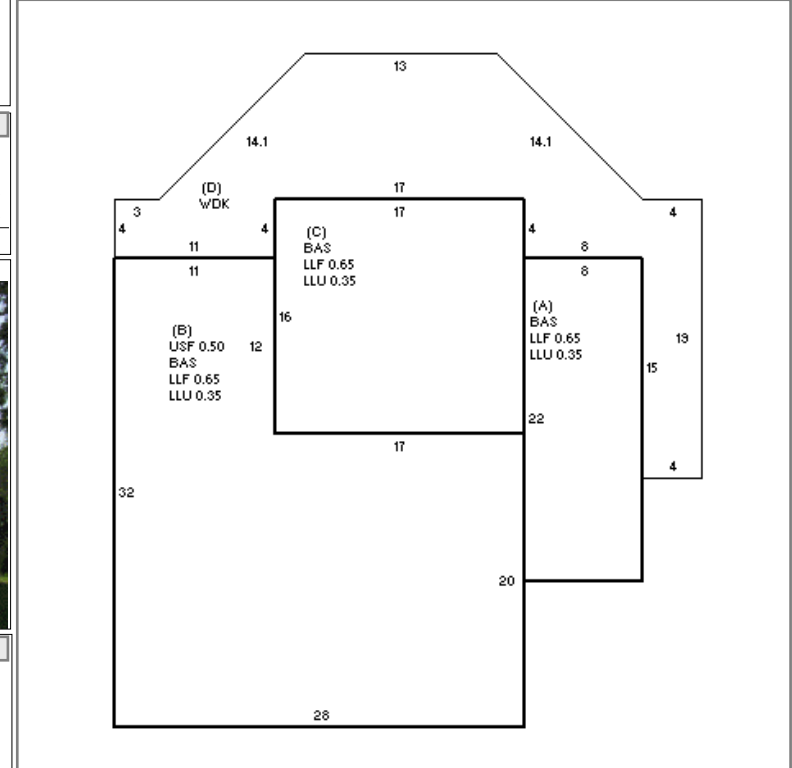
TOTAL	30,876 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE	LAND	1,204,000	1,003,300			
Inf1	100		BUILDING	450,700	410,200			
Inf2	100		DETACHED	1,800	1,700			
			OTHER	0	0			
TOTAL			1,656,500	1,415,200				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10	10 0.90	10X14	2017	140	14.00 1,800



PHOTO 07/02/2018

BLDG COMMENTS
LLF=FR/HALF BATH



BUILDING	CD	ADJ	DESC	MEASURE	10/28/2015	APK
MODEL	1		RESIDENTIAL	LIST	7/2/2018	MR
STYLE	4	1.00	CAPE [100%]	REVIEW	7/19/2018	TD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	577,790	
NET AREA	1,486	DETAIL ADJ	1.040	FOUNDATION	4	FLR & WALL	1.00	+	LLU	N	LOWER LEVEL UN	399		137.29	54,779	CONDITION ELEM	CD	
\$NLA(RCN)	\$389	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	LLF	N	LOWER LEVEL FIN	741		179.32	132,876	EXTERIOR	G	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,140	1986	243.67	277,779	INTERIOR	G
STORIES	1.5	1.00	ROOF COVER	2	WOOD SHIN	1.01	B	USF	L	UP-STRY FIN	346	1986	206.76	71,538	KITCHEN	A		
ROOMS	6	1.00	FLOOR COVER	14	HARDWD/ASPH TL	1.00	D	WDK	N	WOOD DECK	382		58.40	22,309	BATHS	A		
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,376.00	10,376	HEAT	A		
FULL BATHS	2	1.00	HEATING/COOL	9	WARM/COOL AIR	1.03		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477	ELECT	A		
1/2 BATHS	1	1.00	FUEL SOURCE	1	OIL	1.00												
FIXTURES	8	\$6,656																
UNITS	1	1.00																
																EFF.YR/AGE	1997 / 25	
																COND	22 22 %	
																FUNC	0	
																ECON	0	
																DEPR	22 % GD 78	
																RCNLD	\$450,700	