

Key: 1628

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.772

LEGAL

LAND

DETAILED

BUILDING

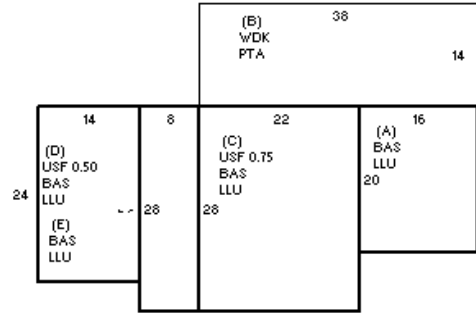
CURRENT OWNER				PARCEL ID				LOCATION			
THONUS TRUST THONUS DEBORAH J & JOSEPH C JR TRSTES 40 WINDSONG LNDG CHATHAM, MA 02633				13C-22H-W8				40 WINDSONG LNDG			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
THONUS TRUST				12/23/2016	A	1	30189-1				
THONUS JR JOSEPH C				08/31/1983	QS	75,000	3848-331				

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	%
16-229	04/20/2016	3	Renovations		06/13/2017	NF	100	100
12-159	03/28/2012	10	Reroof	14,500	07/09/2013	SF	100	100
	01/30/2005	50	Meas & List			RRC	100	100
P2004474	09/01/2004	4	Outbuildings	2,880			100	100
1984154	07/31/1984	99	n/a				100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	CH	1.00	60	0.60	100	1.00	2,089,050	1.00	100	1.00	PF2	9.50		1,918,320
300	A	0.541	CH	1.00	100	1.00	100	1.00	182,400	1.00	100	1.00	PF2	9.50		98,680

TOTAL	1.459 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Nbhd	CHATHAM	N	Inf1=Shape/Topo/Wet. Restriction for view esmt for lot 9a. Footpath easemnt over land for subdivision. PL				LAND	2,017,000	1,769,200
Inf1	60	O	375/49				BUILDING	42,500	38,700
Inf2	100	T					DETACHED	1,700	1,600
		E					OTHER	0	0
							TOTAL	2,061,200	1,809,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 12X8	2004	96	14.26	1,000
SHF	A	1.00	50 0.50 8X12		96	14.26	700



BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	11/30/2021	APK
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	850,441		
NET AREA	2,070	DETAIL ADJ	1.010	FOUNDATION	4	FLR & WALL	1.00	+	LLU	N	LOWER LEVEL UN	1,496		154.14	230,596	CONDITION ELEM	CD		
\$NLA(RCN)	\$411	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,496	1984	273.57	409,262	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO/STOOP	532		21.48	11,428	INTERIOR	A		
				ROOF COVER	2	WOOD SHIN	1.01	B	WDK	N	WOOD DECK	532		70.08	37,283	KITCHEN	A		
				FLOOR COVER	13	HARDWD/CARPET	1.00	+	USF	L	UP-STRY FIN	574	1984	232.14	133,246	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	2		3,323.40	6,647	HEAT	A		
				HEATING/COOL	2	HOT WATER	1.00		F21	O	FPL 2S 1OP	1		12,451.20	12,451	ELECT	A		
				FUEL SOURCE	1	OIL	1.00		ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772				
																		EFF.YR/AGE	2002 / 20
																		COND	20 20 %
																		FUNC	75 FIRE
																		ECON	0
																		DEPR	95 % GD 5
																		RCNLD	\$42,500