

Key: 1754

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.907

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
TJ PESANELLI REVOCABLE TRUST PESANELLI TRACY J TRUSTEE 27 WAREHAM ST #101 BOSTON, MA 02118				13F-29-H14				15 HYDRANGEA LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
TJ PESANELLI REVOCABLE TR				11/30/2017	QS	1,212,500	(214804)					
EASTWARD HOMES BUSINESS T				01/29/2016	O	600,000	(208656)					
SCOOTER REALTY TRUST				12/18/2002	QS	460,000	(167664)					

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	%
17-651	04/26/2018	98	SALES QUESTI		07/06/2018	NF	100	100
17-012	09/27/2017	3	Renovations		07/06/2018	NF	100	100
SS18-11	01/10/2017	1	New Construc	500,000	07/06/2018	NF	100	100
16-110	12/31/2016	20	Splits/Land				100	100
	03/04/2016	5	Demolitions		06/27/2016	RJM	100	100


LAND

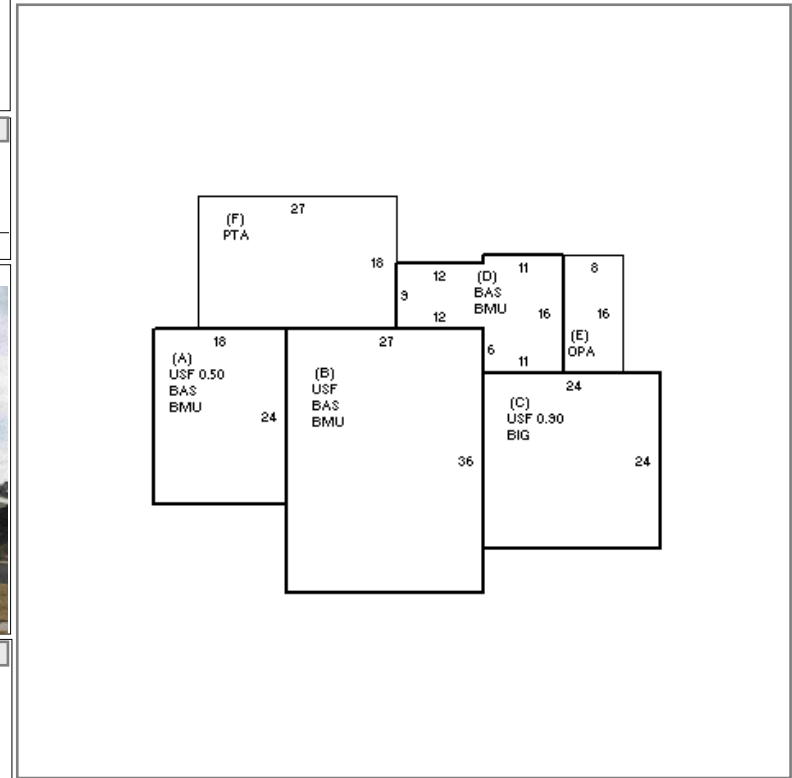
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,780	MC	1.00	1.00	916,250	2.17	1.00	R08	2.50		720,200

TOTAL	15,780 SF	ZONING	Gb3	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE			LAND	720,200	444,100	
Inf1	100		BUILDING	1,358,700	1,249,600			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	2,078,900	1,693,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								01/18/2018





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/6/2018	NF
MODEL	1		RESIDENTIAL	LIST	7/6/2018	NF
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/25/2018	TD
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2017	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,430,247
NET AREA	3,394	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,688		101.62	171,540		
\$NLA(RCN)	\$421	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,688	2017	362.37	611,687		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,706	2017	307.49	524,571		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	BIG	N	BUILT-IN GARAGE	576		119.61	68,896		
				FLOOR COVER	1	HARDWOOD	1.00	E	OPA	N	OPEN PORCH	128		117.96	15,099		
				INT. FINISH	2	DRYWALL	1.00	F	PTA	N	PATIO/STOOP	486		27.74	13,484		
				HEATING/COOL	9	WARM/COOL AIR	1.03		GFP	O	GAS LOG/FP/E FP	1		9,644.10	9,644		
				FUEL SOURCE	2	GAS	1.00										

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

EFF.YR/AGE	2017 / 5
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$1,358,700