

Key: 1840

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.004

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCAVINN EDWARD & CAROLYN 24 HAVEN RD BRAintree, MA 02184				13G-12-TH2				82 NOB HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCAVINN EDWARD & CAROLYN				08/13/2021	QS	625,000	34381-173				
BUCK FAMILY 2005 REVOCABL				11/18/2015	A	1	29280-90				
BUCK DAVID S				06/29/1990	Q	105,000	7212-333				

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	%
92-131	06/28/2021	50	Meas & List		06/28/2021	CC	100	100
07-242	03/13/2008	50	Meas & List			RRC	100	100
93-3	06/05/2007	99	n/a	600	03/13/2008		100	100
	01/01/1993	2	Additions	126,000			100	100
		2	Additions	12,000			100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,832	MC	1.00	100	1.00	100	1.00	R03	1.00		276,080

TOTAL	11,832 SF	ZONING	R20	FRNT	59	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	276,100	230,100
Inf1	100		BUILDING	386,200	356,100			
Inf2	100		DETACHED	800	800			
			OTHER	0	0			
						TOTAL	663,100	587,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 8X12	1992	96	14.26	800

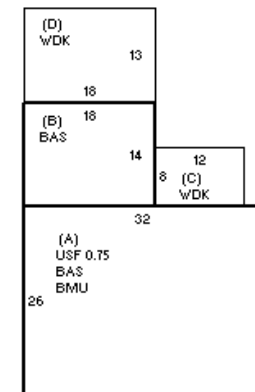


BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/28/2021	CC
MODEL	1		RESIDENTIAL	LIST	6/28/2021	CC
STYLE	4	1.00	CAPE [100%]	REVIEW	6/28/2021	CC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	514,883
NET AREA	1,708	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		75.72	63,003		
\$NLA(RCN)	\$301	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	832	1962	259.51	215,909		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	624	1993	220.20	137,405		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	BAS	L	BAS AREA	252	2007	259.51	65,396		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	330		58.40	19,272		
				INT. FINISH	2	DRYWALL	1.00	F11	O	O	FPL 1S 1OP	1		7,477.00	7,477		
				HEATING/COOL	9	WARM/COOL AIR	1.03	ODS	O	O	OUT DOOR SHWR-A	1		1,477.00	1,477		
				FUEL SOURCE	2	GAS	1.00										

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



EFF.YR/AGE	1988 / 34
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$386,200