

Key: 2272

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.469

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION		
RICHARD H JOHNSTON TRUST JOHNSTON RICHARD H TRUSTEE 27 CEDAR ST CHATHAM, MA 02633		14C-57B-6X2		27 CEDAR ST		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
RICHARD H JOHNSTON TRUST		02/04/2022	A	100	34881-58	
JOHNSTON FRANCES A & RICH		10/01/1996	QS	230,000	10417-224	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-652	08/03/2022	10	Reroof	6,900	04/19/2023	NF	100	100
17-478	07/26/2017	3	Renovations		08/01/2018	NF	100	100
	01/28/2009	50	Meas & List			RRC	100	100
08-093	02/27/2008	3	Renovations	5,000	01/28/2009		100	100
06-623	11/20/2006	5	Demolitions	3,000			100	100

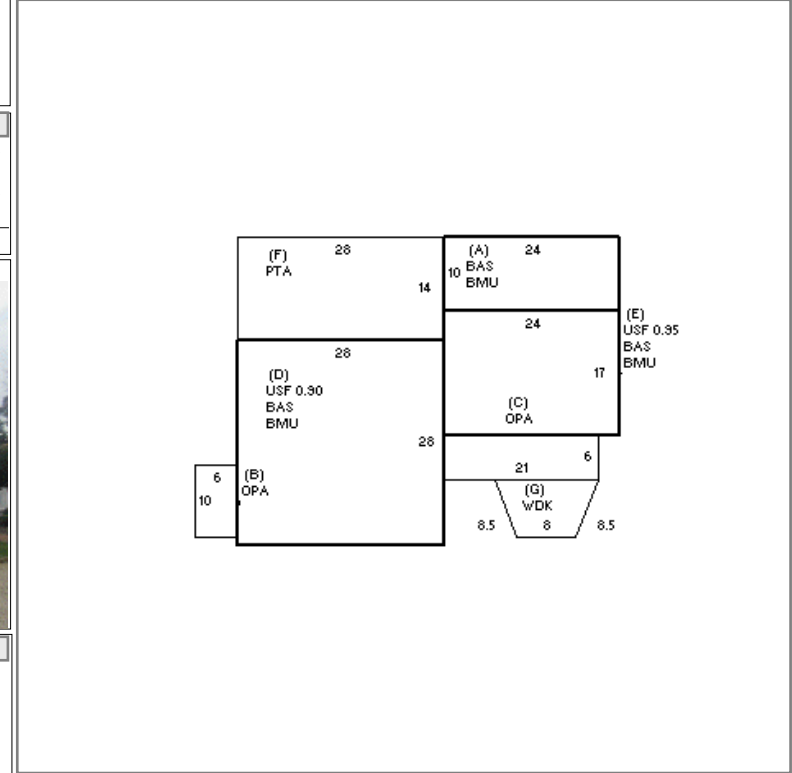
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

DETACHED

TOTAL	SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
Inf1			BUILDING	1,130,500	1,007,700			
Inf2			DETACHED	0	0			
			OTHER	186,200	171,400			
						TOTAL	1,316,700	1,179,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/30/2016	WFF
MODEL	10		CONDO	LIST	6/30/2016	EST
STYLE	2	1.00	FREE STANDING [100%]	REVIEW	5/8/2023	EMZ
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	99	1.00	N/A [100%]			

BLDG COMMENTS
borderline g grade

G

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,256,101
NET AREA	2,526	DETAIL ADJ	2.060	COMPLEX	21	STAGE HBR/CEDAR	2.00	+	BMU	N	BSMT UNFINISHED	1,432		23.00	32,936		
\$NLA(RCN)	\$497	OVERALL	1.000	UNIT MODEL	99	N/A	1.00	+	BAS	L	BAS AREA	1,024	1950	476.30	487,730		
				VIEW/LOC	1	NONE	1.00	+	OPA	N	OPEN PORCH	186		24.90	4,631		
				HVAC	9	WARM/COOL AIR	1.03	D	USF	L	UP-STRY FIN	706	1950	452.53	319,483		
				FUEL SOURCE	2	GAS	1.00	E	BAS	L	BAS AREA	408	2001	476.30	194,330		
				FLOOR LEVEL	99	N/A	1.00	E	USF	L	UP-STRY FIN	388	2001	452.53	175,580		
				NEIGHBORHOOD	2	CHATHAM	1.00	F	PTA	N	PATIO	392		5.70	2,234		
								G	WDK	N	ATT WOOD DECK	88		19.00	1,672		
									F21	O	FPL 2S IOP	1		4,742.00	4,742		
									GFP	O	GAS LOG/FP/E FP	3		2,845.67	8,537		
																EFF.YR/AGE	1989 / 33
																COND	10 10 %
																FUNC	0
																ECON	0
																DEPR	10 % GD 90
																RCNLD	\$1,130,500

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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
RICHARD H JOHNSTON TRUST JOHNSTON RICHARD H TRUSTEE 27 CEDAR ST CHATHAM, MA 02633		14C-57B-6X2	27 CEDAR ST			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	186,200	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/19/2023



(A) USF 0.70 BAS	(B) USF 0.70 BIG
22	26
10	
(C) OPA	4

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	DATE	EMZ
MODEL	1		RESIDENTIAL	LIST			
STYLE	15	0.80	STUDIO [100%]				
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]			5/8/2023	EMZ

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	221,614
NET AREA	774	DETAIL ADJ	0.800	FOUNDATION	99	N/A	1.00	A	BAS	L	BAS AREA	220	2006	249.98	54,996		
\$NLA(RCN)	\$286	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	554	2006	212.12	117,513		
				ROOF SHAPE	1	GABLE	1.00	B	BIG	N	BUILT-IN GARAGE	572		77.17	44,141		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	OPA	N	OPEN PORCH	40		76.10	3,044		
				FLOOR COVER	3	W/W CARPET	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2006 / 16
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$186,200