

Key: 2356

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.556

LEGAL

LAND

DETACHED


BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MACDONALD FAMILY CHATHAM TRUST MACDONALD JAMES & CAROLYN TRSTES 91 PATRIDGE RD DUXBURY, MA 02332		14E-12-5		121 QUEEN ANNE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MACDONALD FAMILY CHATHAM		12/11/2015	O	1,800,000	(208229)
GOLDEN YEARS PLEASANT STR		11/19/2014	H	1,200,000	(205008)
SNYDER CAROL J ET AL		05/01/2014	A	1	(D1244894)

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 %
16-283	05/06/2016	3	Renovations	40,000	05/08/2017	NF	100 100
16-153	03/21/2016	3	Renovations	24,000	05/08/2017	MR	100 100
15-460	08/11/2015	1	New Construc	700,000	05/08/2017	NF	100 100
15-387	07/16/2015	5	Demolitions	8,000			100 100
11-417	10/21/2011	10	Reroof	4,275	05/04/2012	MR	100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,405	CH	1.00	100 1.00	2,199,000	1.36	100 1.00	PV2 6.00			1,887,320

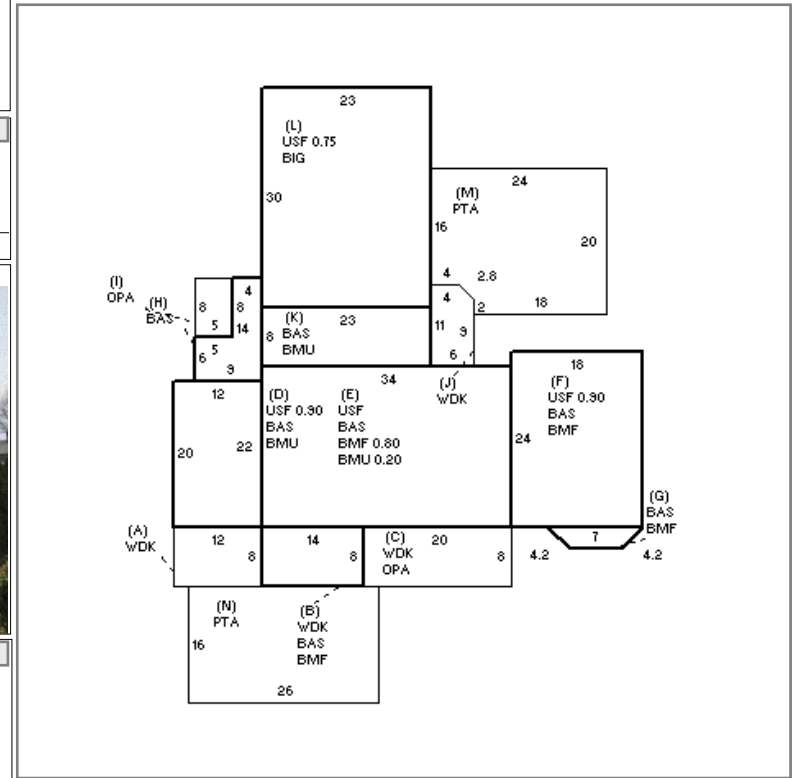
TOTAL	27,405 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE				LAND	1,887,300	1,572,700
Inf1	100		BUILDING	1,998,700	1,766,000			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>3,886,000</b>	<b>3,338,700</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	01/30/2017
									

BUILDING	CD	ADJ	DESC	MEASURE	6/16/2016	WFF
MODEL	1		RESIDENTIAL	LIST	6/16/2016	WFF
STYLE	19	1.30	NEW STYLE [100%]	REVIEW	6/29/2017	TD
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2015	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,149,100
NET AREA	3,702	DETAIL ADJ	1.378	FOUNDATION	4	FLR & WALL	1.00	+	WDK	N	WOOD DECK	432		90.52	39,105		
\$NLA(RCN)	\$581	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BMF	N	BSMT FINISH-SEP	1,172		168.33	197,283		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	200		117.96	23,591		
				ROOF COVER	2	WOOD SHIN	1.01	+	BMU	N	BSMT UNFINISHED	574		131.40	75,423		
				FLOOR COVER	1	HARDWOOD	1.00	+	USF	L	UP-STRY FIN	1,870	2015	407.72	762,433		
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	1,832	2015	480.50	880,271		
				HEATING/COOL	11	HT-WT/COOL AIR	1.05	L	BIG	N	BUILT-IN GARAGE	690		117.59	81,136		
				FUEL SOURCE	2	GAS	1.00	+	PTA	N	PATIO/STOOP	874		27.75	24,250		
									F21	O	FPL 2S 1OP	1		16,082.80	16,083		
									GEN	O	GENERATOR	1		0.00			
									GFP	O	GAS LOG/FP/E FP	1		9,644.10	9,644		
									ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289		

BLDG COMMENTS
BMF=1/2 BATH,1FR,EXTRA SINK



CAPACITY	UNITS	ADJ	COND	7	%	GD	93
STORIES	2	1.00	COND	7	7%		
ROOMS	9	1.00	FUNC	0			
BEDROOMS	4	1.00	ECON	0			
FULL BATHS	4	1.00	DEPR	7	% GD	93	
1/2 BATHS	3	1.00					
FIXTURES	22	\$37,592					
UNITS	1	1.00					

RCNLD	\$1,998,700
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