

Key: 2359

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.560

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| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION          |  |  |  |
|---|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|
| EAGAN GARY P & JANET E<br>123 WEST ST<br>MANSFIELD, MA 02048-2405 |  |  |  | 14E-14-10  |    |            |              | 141 QUEEN ANNE RD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                   |  |  |  |
| EAGAN GARY P & JANET E  |  |  |  | 01/14/1998 | L  | 410,000    | 11169-62     |                   |  |  |  |
| HANNA MICHAEL H   |  |  |  | 01/13/1998 | L  | 390,000    | 11169-59     |                   |  |  |  |
| CIMINI  |  |  |  | 06/22/1993 | QS | 390,000    | 8639-140     |                   |  |  |  |

| 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    | %   |
| 12-252   | 05/17/2012 | 3             | Renovations | 300,000 | 07/15/2013 | SF  | 100    | 100 |
| 11-445   | 11/04/2011 | 2             | Additions   | 200,000 | 07/15/2013 | SF  | 100    | 100 |
|          | 02/11/2008 | 50            | Meas & List |         |            | RRC | 100    | 100 |
|          | 04/02/2003 | 50            | Meas & List |         |            | JB  | 100    | 100 |
| P2002410 | 09/06/2002 | 2             | Additions   | 30,600  |            |     | 100    | 100 |

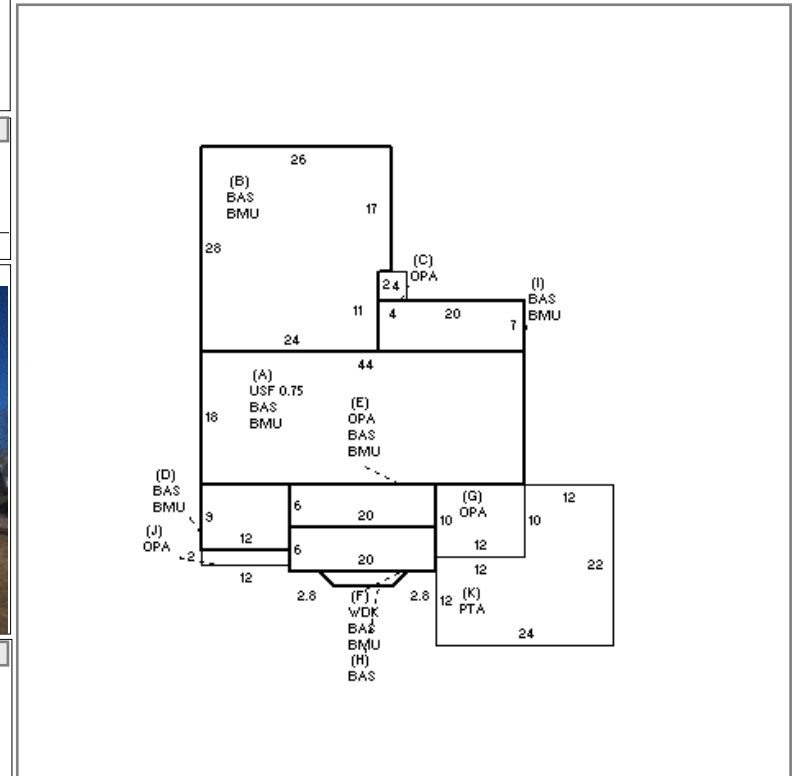
| CD  | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE  | SAF  | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|-----------|------|------|------|-----|------------|-----------|
| 100 | S | 17,760   | CH   | 1.00 | 100  | 2,199,000 | 1.96 | 100  | 1.00 | PV2 | 6.00       | 1,759,950 |

| TOTAL | 17,760 SF | ZONING | R40      | FRNT    | 0       | ASSESSED     | CURRENT          | PREVIOUS         |
|-------|-----------|--------|----------|---------|---------|--------------|------------------|------------------|
| Nbhd  | CHATHAM   | NOTE   |          |         |         | LAND         | 1,760,000        | 1,466,600        |
| Inf1  | 100       |        | BUILDING | 826,200 | 790,600 |              |                  |                  |
| Inf2  | 100       |        | DETACHED | 16,200  | 15,400  |              |                  |                  |
|       |           |        | OTHER    | 0       | 0       |              |                  |                  |
|       |           |        |          |         |         | <b>TOTAL</b> | <b>2,602,400</b> | <b>2,272,600</b> |

| TY  | QUAL | COND | DIM/NOTE      | YB   | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|---------------|------|-------|-----------|--------|
| DGF | A    | 1.00 | 30 0.70 22X22 | 1981 | 484   | 44.41     | 15,000 |
| SHF | A    | 1.00 | 30 0.70 16X8  | 1981 | 128   | 13.04     | 1,200  |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 3/4/2022   | NF  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 11/17/2020 | APK |
| STYLE    | 4  | 1.00 | CAPE [100%]       | REVIEW  | 3/12/2022  | EMZ |
| QUALITY  | +  | 1.15 | PLUS AVE [77%]    |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |



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| BLDG COMMENTS |
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| YEAR BLT   | 1964  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION    | ADJ  | S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 907.873 |
|------------|-------|------------|-------|--------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 2,600 | DETAIL ADJ | 1.030 | FOUNDATION   | 4  | FLR & WALL     | 1.00 | +   | BMU | N | BSMT UNFINISHED | 1,986 |      | 73.97     | 146,911 |           |         |
| \$NLA(RCN) | \$349 | OVERALL    | 1.000 | EXT. COVER   | 1  | WOOD SHINGLE   | 1.00 | +   | BAS | L | BAS AREA        | 912   | 1964 | 279.09    | 254,526 |           |         |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE          | 1.00 | A   | USF | L | UP-STRY FIN     | 594   | 1964 | 236.81    | 140,667 |           |         |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SHIN  | 1.00 | +   | OPA | N | OPEN PORCH      | 280   |      | 87.82     | 24,589  |           |         |
|            |       |            |       | FLOOR COVER  | 24 | SOFTWD/ASPH TL | 1.00 | F   | WDK | N | WOOD DECK       | 120   |      | 67.39     | 8,087   |           |         |
|            |       |            |       | INT. FINISH  | 2  | DRYWALL        | 1.00 | +   | BAS | L | BAS AREA        | 1,094 | 2011 | 279.09    | 305,320 |           |         |
|            |       |            |       | HEATING/COOL | 9  | WARM/COOL AIR  | 1.03 | K   | PTA | N | PATIO/STOOP     | 408   |      | 20.66     | 8,428   |           |         |
|            |       |            |       | FUEL SOURCE  | 2  | GAS            | 1.00 | GFP | O   |   | GAS LOG/FP/E FP | 1     |      | 7,180.20  | 7,180   |           |         |
|            |       |            |       |              |    |                |      | ODS | O   |   | OUT DOOR SHWR-A | 1     |      | 1,704.50  | 1,705   |           |         |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR       | G  |
| INTERIOR       | G  |
| KITCHEN        | G  |
| BATHS          | G  |
| HEAT           | U  |
| ELECT          | U  |

| EFF.YR/AGE | 2013 / 9  |
|------------|-----------|
| COND       | 9 9 %     |
| FUNC       | 0         |
| ECON       | 0         |
| DEPR       | 9 % GD 91 |

| RCNLD | \$826,200 |
|-------|-----------|
|-------|-----------|