

Key: 2367

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.568

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
713 MAIN STREET REALTY TRUST DIAS SCOTT & O'LOUGHLIN KATHLEEN TRSTEES 31 NOREEN RD MANSFIELD, MA 02048-3707										14E-20-12A				713 MAIN ST			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
713 MAIN STREET REALTY TR										05/18/2018		QS		1,712,500		(216213)	
STEBER/MEDANICH 2006 TRUS										10/17/2012		QS		1,175,000		(198458)	
KUHN MICHAEL & LUCY										03/31/2009		B		886,700		(188236)	


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	%
000000920	06/21/2018	98	SALES QUESTI		03/21/2016	APK	100	100
000000921	04/14/2006	50	2 Additions			RRC	100	100
	03/02/2005	99	Meas & List	5,000			100	100
	03/02/2005	99	n/a	400,000			100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,374	CH	1.00	100	1.00	100	1.00	R02	2.00		568,170

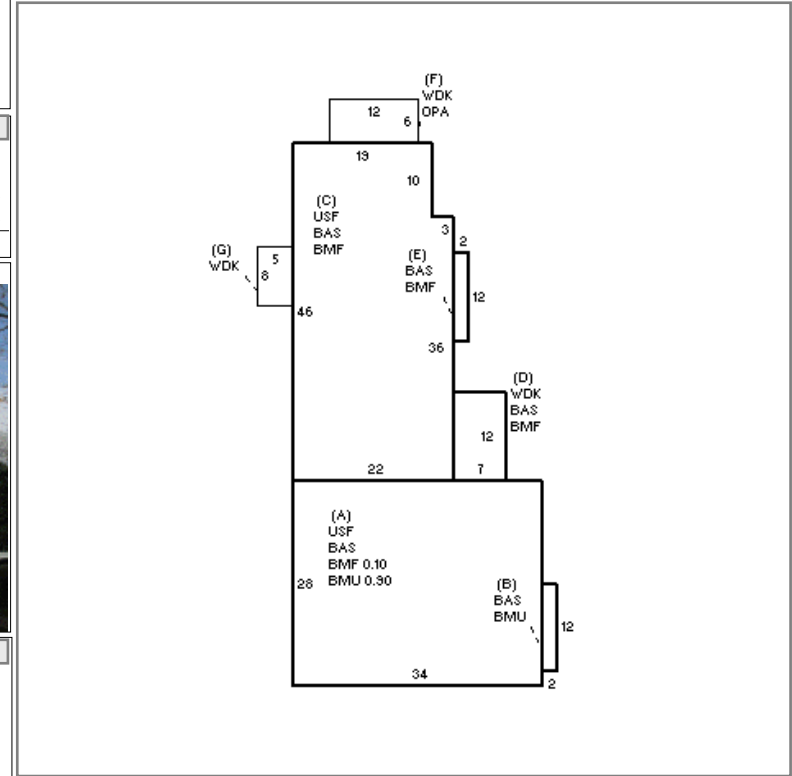
TOTAL	14,374 SF	ZONING	Gb2	FRNT	80	ASSESSED		CURRENT	568,200	PREVIOUS	473,500
Nbhd	CHATHAM	NOTE		LAND				BUILDING	2,188,500		1,886,700
Inf1	100	OTHER		DETACHED				OTHER	2,300		2,200
Inf2	100	TOTAL		TOTAL				TOTAL	2,759,000		2,362,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	10 0.90		228	11.30	2,300

PHOTO 11/21/2012




BLDG COMMENTS
BMF=1BDRM,1FBATH,1REC.RM



BUILDING	CD	ADJ	DESC	MEASURE	4/12/2018	APK
MODEL	1		RESIDENTIAL	LIST	4/12/2018	APK
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/12/2018	APK
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2005	SIZE ADJ	1.000
NET AREA	4,000	DETAIL ADJ	1.030
\$NLA(RCN)	\$659	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	0	1.00
BEDROOMS	3	1.00
FULL BATHS	3	1.00
1/2 BATHS	1	1.00
FIXTURES	13	\$25,173
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	881		175.34	154,470
EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	2,066	2005	540.25	1,116,154
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,934	2005	458.42	886,582
ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BMF	N	BSMT FINISH-SEP	1,185		255.21	302,424
FLOOR COVER	16	HARDWD/OTHER	1.00	F	OPA	N	OPEN PORCH	72		178.83	12,876
INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	196		137.24	26,898
HEATING/COOL	9	WARM/COOL AIR	1.03	F22	O	FPL 2S 2OP	2		34,145.50	68,291	
FUEL SOURCE	2	GAS	1.00	GFP	O	GAS LOG/FP/E FP	3		14,620.93	43,863	

TOTAL RCN	2,636,731
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$2,188,500