Key: 2409

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2,612

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ELDREDGE EDSON E 73 CROSSWIND FARM RD N CHATHAM, MA 02650	14E-60-PT50	30 POST OFFICE LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ELDREDGE EDSON E	03/03/2022	U	940,000	()
RCP FAMILY REALTY TRUST	10/05/2005	A	100	20333-288
LIONNE C PELTIER TR OF 19	01/15/1992	A	100	7837-155

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0310	70	MULTI-USE COM		1	1 of 1

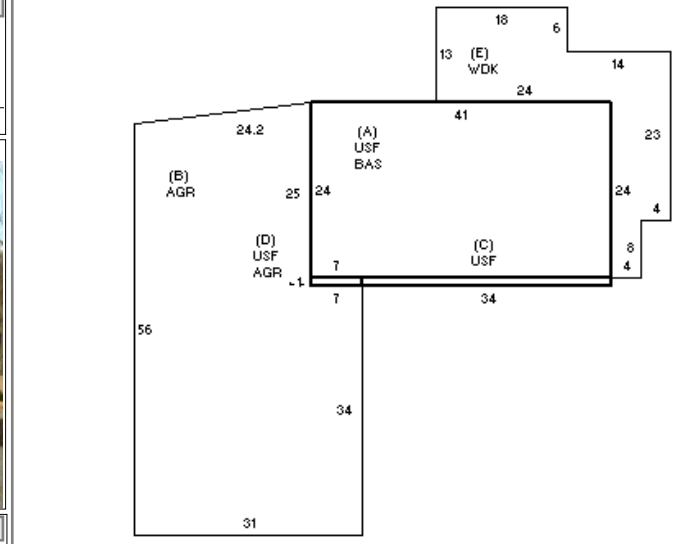
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-701	08/28/2023	12	INSULATION	2,883			0	0
23-443	06/05/2023	3	Renovations	120,000			0	0
22-995	01/04/2023	99	n/a	16,000			0	0
	01/19/2021	72	I&E				100	100
	01/06/2020	72	I&E				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	22,614	CI 1.00	100 1.00	100 1.00	412,731	1.56	REA 0.90	CR1 1.10			333,340

TOTAL	22,614 SF	ZONING	Gb2	FRNT	0
Nbhd	COMMERCIAL	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	333,300	303,000
BUILDING	261,100	228,500
DETACHED	0	0
OTHER	0	0
TOTAL	**594,400**	**531,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/14/2012

BLDG COMMENTS

2ND FLR APT-2 BDRM 2 BTH 1ST FLR UNFIN
STORAGE GARAGE LEASED 2 TENANTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		CIM			
STYLE	15	1.21	APARTMENTS [51%]	LIST		
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	11/14/2012	DF
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1962	SIZE ADJ	1.000
NET AREA	2,009	DETAIL ADJ	1.193
$NLA(RCN)	$171	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPRINKLER	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	92	CONCR/SOFTWD	1.00
INT. FINISH	62	MIN/DRYWLI	1.00
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	984	1962	123.58	121,599
+	AGR	N	ATTACHED GARAGE	1,625		51.60	83,850
+	USF	L	UP-STRY FIN	1,025	1962	123.58	126,665
E	WDK	N	WOOD DECK	492		21.40	10,529
	MST	O	STACK	1		926.00	926

TOTAL RCN	343,569

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$261,100