**Key: 2414**

# Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2,616

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| GENNODIE STEVEN M & JODI LYNN<br>20 ROBIN HILL RD<br>DANVERS, MA 01923 | 14E-66-46 | 81 DEPOT RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| GENNODIE STEVEN M & JODI | 06/04/2021 | QS | 590,000 | 34181-144 |
| FERGUSON GLENN E & ROSS I | 09/20/2019 | A | 100 | 32311-153 |
| HUGH R FERGUSON IRREVOCAB | 09/09/2015 | A | 1 | 29126-75 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1040 | 100 | TWO FAMILY | | 1 | 1 of 1 |

| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | 02/18/2004 | 50 | Meas & List | | | RRC | 100 | 100 |
| 03-328 | 07/18/2003 | 4 | Outbuildings | 2,330 | | | 100 | 100 |

## LAND

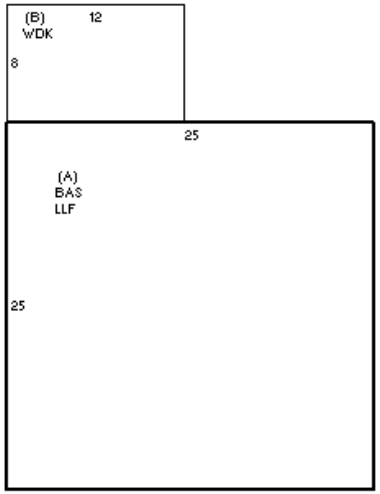
| CD | T | AC/SF/UN | Nbhd | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 10,871 | CH 1.00 | 100 1.00 | 100 1.00 | 733,000 | 2.98 | 100 1.00 | R02 2.00 | | | 545,480 |

| TOTAL | 10,871 SF | ZONING | Gb2 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | CHATHAM |
| Infl1 | 100 |
| Infl2 | 100 |

NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 545,500 | 454,500 |
| BUILDING | 133,400 | 121,500 |
| DETACHED | 1,400 | 1,400 |
| OTHER | 0 | 0 |
| TOTAL | **680,300** | **577,400** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 10 0.90 | 10X12 | 2003 | 120 | 13.29 | 1,400 |

PHOTO 01/03/2013

BLDG COMMENTS

2nd Unit Downstairs: 2 bed/1 bath

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 0.85 | RANCH [100%] |
| QUALITY | - | 0.80 | MINUS AVE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | | |
|---|---|---|
| LIST | | |
| REVIEW | 3/25/2021 | APK |

| | | | |
|---|---|---|---|
| YEAR BLT | 1900 | SIZE ADJ | 1.000 |
| NET AREA | 625 | DETAIL ADJ | 0.850 |
| $NLA(RCN) | $334 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 0 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| FULL BATHS | 2 | 1.00 |
| 1/2 BATHS | 0 | 1.00 |
| FIXTURES | 6 | $3,264 |
| UNITS | 2 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | FLR & WALL | 1.00 |
| EXT. COVER | 4 | VINYL | 1.00 |
| ROOF SHAPE | 2 | HIP | 1.00 |
| ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 |
| FLOOR COVER | 2 | SOFTWOOD | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 5 | ELECTRIC BB | 1.00 |
| FUEL SOURCE | 3 | ELECTRIC | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | LLF | N | LOWER LEVEL FIN | 625 | | 135.29 | 84,559 |
| A | BAS | L | BAS AREA | 625 | 1900 | 183.84 | 114,902 |
| B | WDK | N | WOOD DECK | 96 | | 46.72 | 4,485 |
| | KIT | O | EXTRA KITCHEN | 1 | | 1,304.00 | 1,304 |

TOTAL RCN 208,514

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

EFF.YR/AGE 1968 / 54

| | | | |
|---|---|---|---|
| COND | 36 | 36 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 36 | % GD | 64 |

RCNLD $133,400