

Key: 2472

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.676

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
THE GAINES FAMILY TRUST GAINES PETER A & DEBORAH G TRSTES 75 HITCHING POST RD CHATHAM, MA 02633		14F-2A-3A		75 HITCHING POST RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
THE GAINES FAMILY REALTY		04/12/2021	QS	1,776,000	34003-10
HARRIS ROBERT J & MARCIA		01/31/1991	A	1	7428-153
PELTIER LIONNE		01/16/1990	QS	315,000	7025-173

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-296	04/05/2022	11	Window Rplc	3,000	02/21/2023	NF	100 100
22-246	03/18/2022	77	SOLAR PANELS	27,255			100 100
		3	Renovations		04/13/2021	APK	100 100
		2	Additions	75,000	05/17/2017	NF	100 100
16-557	09/14/2016	52	Meas & Leave			RRC	100 100

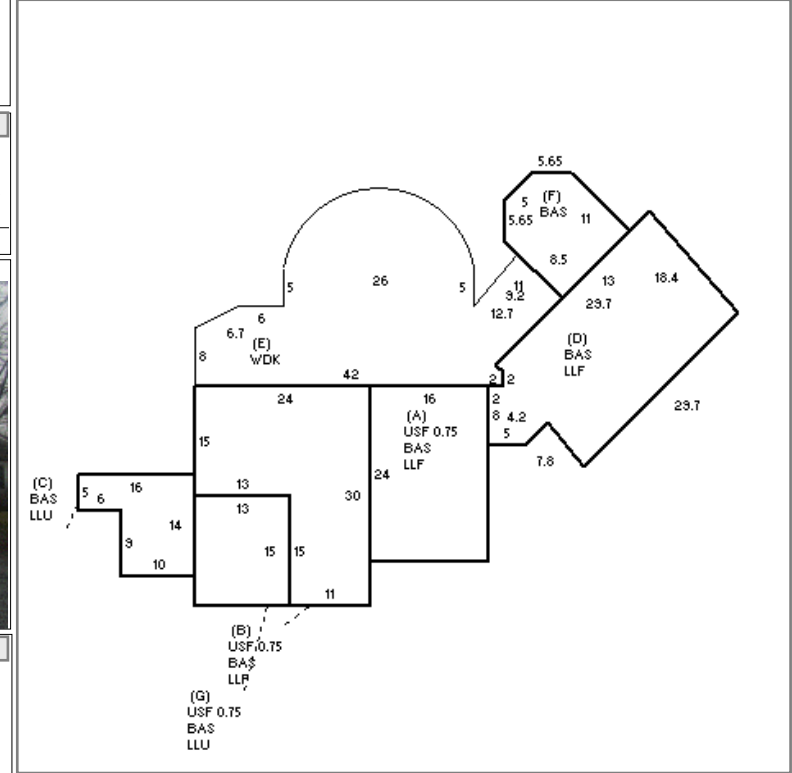
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,405	CH	1.00	1.00	916,250	1.36	1.00	1.00	R06	2.50	786,380

TOTAL	27,405 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE				LAND	786,400	655,300
Inf1	100		BUILDING	1,128,200	1,016,100			
Inf2	100		DETACHED	0	0			
			OTHER	233,600	206,800			
						TOTAL	2,148,200	1,878,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
LLF=2RMS ,1BDRM,1BATH



BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	7/27/2023	MR
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	2,876	DETAIL ADJ	1.030
\$NLA(RCN)	\$417	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
FULL BATHS	4	1.00
1/2 BATHS	0	1.00
FIXTURES	16	\$15,821
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	LLF	N	LOWER LEVEL FIN	1,504		200.04	300,858
EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,104	1974	271.82	300,089
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	828	1974	230.65	190,976
ROOF COVER	1	ASPH/CMP SHIN	1.00	+	LLU	N	LOWER LEVEL UN	365		153.15	55,901
FLOOR COVER	1	HARDWOOD	1.00	C	BAS	L	BAS AREA	170	1982	271.82	46,210
INT. FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	867		70.08	60,760
HEATING/COOL	9	WARM/COOL AIR	1.03	+	BAS	L	BAS AREA	774	1990	271.82	210,388
FUEL SOURCE	2	GAS	1.00		F22	O	FPL 2S 2OP	1		17,436.00	17,436
					ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	1,200,210
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2016 / 6
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94

RCNLD	\$1,128,200
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