

Key: 2508

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.714

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
BROMAN LUCILLE M 48 OLD ACADEMY RD CHATHAM, MA 02633				14F-63-25				48 OLD ACADEMY RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BROMAN LUCILLE M BROMAN				12/26/1991 11/01/1984	H N	61,500	7810-172 4317-129					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,307	CH	1.00	1.00	1,007,875	1.68	MDW	1.10	R06	2.50	830,000

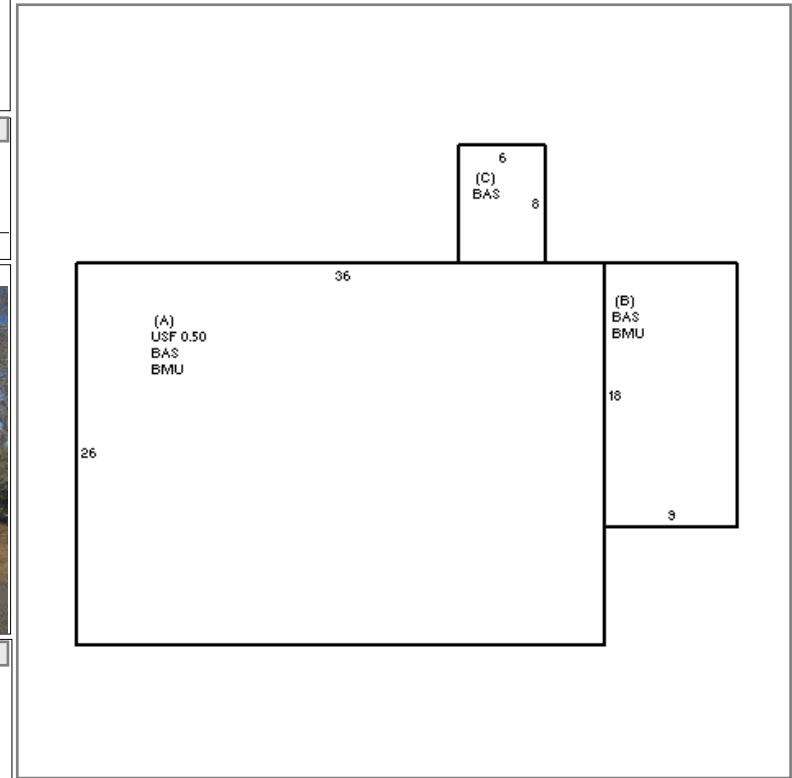
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
P2002576	02/13/2003	50	Meas & List			JB	100	100
P2002449	11/20/2002	3	Renovations	7,500			100	100
01-188	09/25/2002	99	n/a				100	100
2000110	04/10/2001	4	Outbuildings	1,500			100	100
	03/29/2000	99	n/a				100	100

TOTAL	21,307 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE				LAND	830,000	691,600
Inf1	100		BUILDING	305,700	278,100			
Inf2	100		DETACHED	15,000	14,200			
			OTHER	135,200	123,000			
						TOTAL	1,285,900	1,106,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70 20X22	1981	440	45.71	14,100
SHF	A	1.00	30 0.70 8X10		80	15.24	900



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	3/11/2022	NF
MODEL	1		RESIDENTIAL	LIST	3/11/2022	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	3/28/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	477,663		
NET AREA	1,614	DETAIL ADJ	0.980	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,098		70.92	77,873	CONDITION ELEM	CD		
\$NLA(RCN)	\$296	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	468	1955	212.03	99,229	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,146	1955	249.87	286,356	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SHIN	1.00		F21	O	FPL 2S 1OP	1		10,376.00	10,376	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00									HEAT	A		
				HEATING/COOL	6	GRAVITY	0.98									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1968 / 54
																		COND	36 36 %
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$305,700

Key: 2508

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.715

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
BROMAN LUCILLE M 48 OLD ACADEMY RD CHATHAM, MA 02633		14F-63-25		48 OLD ACADEMY RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

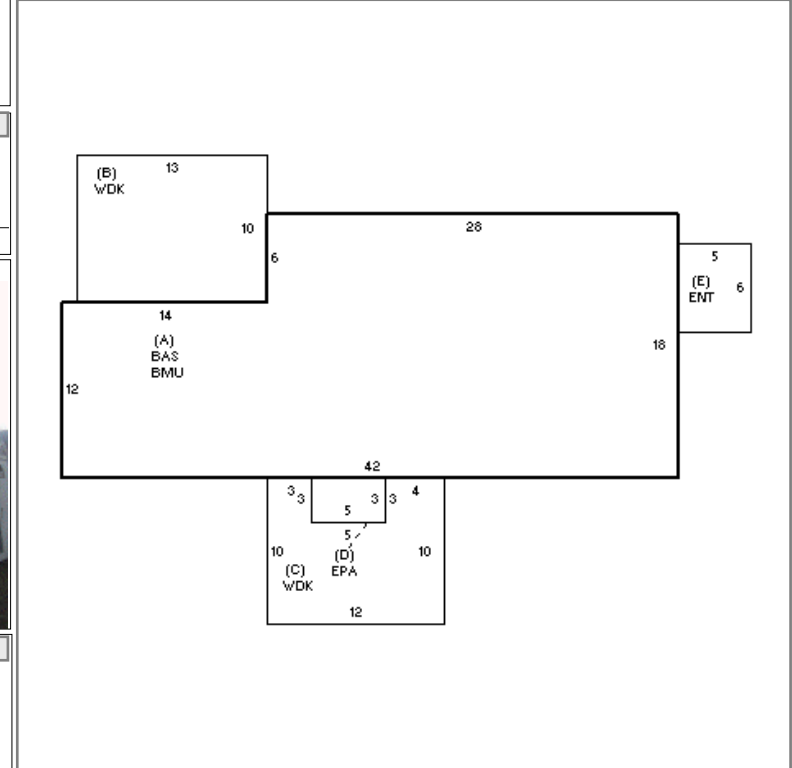
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	135,200	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/11/2022	NF
MODEL	1		RESIDENTIAL	LIST	3/11/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/28/2022	EMZ
QUALITY	-	0.80	MINUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1955	SIZE ADJ	1.000
NET AREA	672	DETAIL ADJ	0.850
\$NLA(RCN)	\$314	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	3	1.00	
BEDROOMS	1	1.00	
FULL BATHS	1	1.00	
1/2 BATHS	0	1.00	
FIXTURES	3	\$1,632	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	672		64.42	43,291
EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	672	1955	223.97	150,510
ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	235		46.72	10,979
ROOF COVER	1	ASPH/CMP SHIN	1.00	D	EPA	N	ENCL PORCH	15		106.99	1,605
FLOOR COVER	3	W/W CARPET	1.00	E	ENT	N	ENCL ENTRY	30		106.96	3,209
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOL	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	211,226
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	\$135,200