Key: 2518

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.725

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DECARLO DANIEL E & ROBIN R **74 ELDREDGE SQ** **CHATHAM, MA 02633**	**14F-72-44**	**74 ELDREDGE SQ**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DECARLO DANIEL E & ROBIN	03/08/2018	O	742,500	31125-335
CYRIL E GINTHER TRUST	10/09/2012	QS	684,000	26744-255
MIDDLETON LINDA V 4/5	08/03/2007	QS	465,000	22242-181

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	%
19-687	10/03/2019	3	Renovations	81,000	02/05/2020	TCK	100	100
19-345	05/20/2019	4	Outbuildings	1,800	02/05/2020	TCK	100	100
18-078	01/30/2018	9	Foundation	52,877	03/05/2019	TCK	100	100
	03/20/2008	50	Meas & List			RRC	100	100
07-491	10/19/2007	2	Additions	115,000	03/20/2008		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	CH 1.00	100 1.00	100 1.00	916,250	3.20	100 1.00	R06 2.50			673,810

TOTAL	10,000 SF	ZONING	R20	FRNT	0

Nbhd	CHATHAM
Infl1	100
Infl2	100

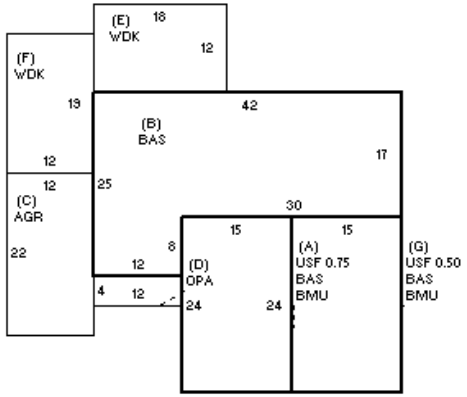
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	673,800	561,500
BUILDING	611,800	562,400
DETACHED	1,200	1,200
OTHER	0	0
TOTAL	**1,286,800**	**1,125,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X12	2019	96	14.26	1,200

PHOTO 02/03/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/3/2022	NF
LIST	2/11/2020	NF
REVIEW	2/23/2022	EMZ

YEAR BLT	1968	SIZE ADJ	1.000
NET AREA	1,980	DETAIL ADJ	1.050
$NLA(RCN)	$315	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$5,040
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	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	12	HARDWD/SOFTWD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	720		78.86	56,777
+	BAS	L	BAS AREA	720	1968	257.40	185,325
A	USF	L	UP-STRY FIN	270	2019	218.41	58,970
B	BAS	L	BAS AREA	810	2007	257.40	208,490
C	AGR	N	ATTACHED GARAGE	264		86.04	22,715
D	OPA	N	OPEN PORCH	48		76.10	3,653
+	WDK	N	WOOD DECK	444		58.40	25,930
G	USF	L	UP-STRY FIN	180	1968	218.41	39,314
	F21	O	FPL 2S 1OP	1		10,376.00	10,376
	GFP	O	GAS LOG/FP/E FP	1		6,222.00	6,222
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	624,289

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2020 / 2		
COND	2	2 %	
FUNC	0		
ECON	0		
DEPR	2	% GD	98
RCNLD			$611,800