

Key: 26

## Town of CHATHAM - Fiscal Year 2024

9/7/2023


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CURRENT OWNER										PARCEL ID		LOCATION	
LIPPIS NICHOLAS J & LILLIAN 2 OLMSTED DR HINGHAM, MA 02043-2651										10B-13-WH3		45 WESTWARD HO DR	
										TRANSFER HISTORY		DOS	T
										LIPPIS NICHOLAS J & LILLI DARWIN L HAGAN & LUCILLE		07/02/1998 07/31/1990	QS A
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT		ADJ VALUE
100	S	40,000	CH	1.00	100	2,015,750	1.00	100	1.00	CF2	5.50		1,851,010
300	A	0.421	CH	1.00	100	105,600	1.00	100	1.00	CF2	5.50		44,460

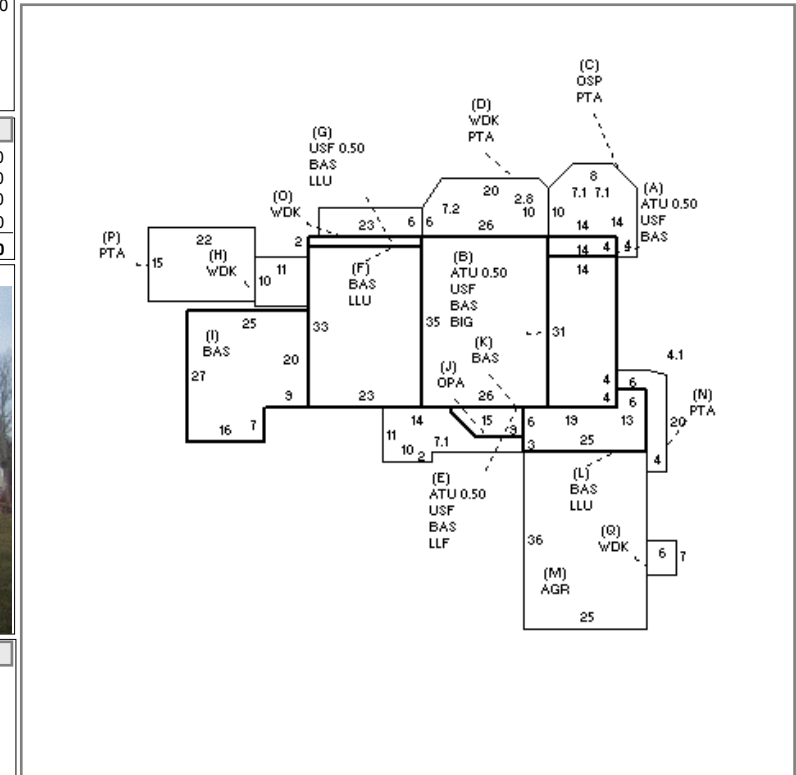
TOTAL	1.339 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	N O T E				LAND	1,895,500	1,579,500
Inf1	100					BUILDING	3,032,300	2,600,800
Inf2	100					DETACHED	187,300	178,000
						OTHER	0	0
TOTAL						5,115,100	4,358,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	02/09/2023
DCK	+	1.10	10 0.90	1993	192	724.23	125,100		
SHF	G	1.20	10 0.90	2003	112	16.28	1,600		
IPG	V	1.50	10 0.90	2021	512	62.03	28,600		
STR	G	1.20	10 0.90	2000	640	36.00	20,700		
HTB	V	1.50	20 0.80	2021	1	9,847.35	7,900		
PTD	A	1.00	10 0.90	2022	336	11.30	3,400		

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	L I S T  R E V I E W	3/12/2023	EMZ
STYLE	5	1.00	COLONIAL [100%]			
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	4,924	DETAIL ADJ	1.040	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$760	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2	1.00		ROOF COVER	2	WOOD SHIN	1.01
ROOMS	12	1.00		FLOOR COVER	16	HARDWD/OTHER	1.00
BEDROOMS	5	1.00		INT. FINISH	2	DRYWALL	1.00
FULL BATHS	4	1.00		HEATING/COOL	9	WARM/COOL AIR	1.03
1/2 BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00
FIXTURES	14	\$27,373					
UNITS	1	1.00					

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 %
22-487	06/22/2022	14	DECK	26,384	02/09/2023	NF	100 100
21-666	08/25/2021	6	Pools etc	161,198	02/09/2023	NF	100 100
19-016	03/28/2019	75	SPECIAL PERM				100 100
	04/15/2004	50	Meas & List			RRC	100 100
P2003127	03/31/2003	2	Additions	3,360			100 100



BLDG COMMENTS
12/13/12 - GATED NO ACCESS

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,743,574
NET AREA	4,924	DETAIL ADJ	1.040	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BAS AREA	3,144	1972	523.30	1,645,268	CONDITION ELEM	CD
\$NLA(RCN)	\$760	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	1,780		444.04	790,392		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	ATU	N	UNFIN ATTIC	700		184.48	129,133		
STORIES	2	1.00		ROOF COVER	2	WOOD SHIN	1.01	B	BIG	N	BUILT-IN GARAGE	434		171.12	74,267		
ROOMS	12	1.00		FLOOR COVER	16	HARDWD/OTHER	1.00	+	PTA	N	PATIO/STOOP	995		42.07	41,856	EXTERIOR	G
BEDROOMS	5	1.00		INT. FINISH	2	DRYWALL	1.00	C	OSP	N	OPEN SCR PORCH	261		185.18	48,333	INTERIOR	G
FULL BATHS	4	1.00		HEATING/COOL	9	WARM/COOL AIR	1.03	E	LLF	N	LOWER LEVEL FIN	910		385.11	350,451	KITCHEN	G
1/2 BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00	+	LLU	N	LOWER LEVEL UN	1,054		294.85	310,773	BATHS	G
FIXTURES	14	\$27,373						+	WDK	N	WOOD DECK	576		137.24	79,049	HEAT	A
UNITS	1	1.00						J	OPA	N	OPEN PORCH	204		178.83	36,481	ELECT	U
CAPACITY								M	AGR	N	ATTACHED GARAGE	900		171.12	154,012	EFF.YR/AGE	
STORIES	2	1.00							F23	O	FPL 2ST 3OP	1		52,715.20	52,715	COND	19 19 %
ROOMS	12	1.00							ODS	O	OUT DOOR SHWR-A	1		3,471.00	3,471	FUNC	0
BEDROOMS	5	1.00														ECON	0
FULL BATHS	4	1.00														DEPR	19 % GD 81
1/2 BATHS	1	1.00														RCNLD	
FIXTURES	14	\$27,373														\$3,032,300	
UNITS	1	1.00															