

Key: 2730

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.947

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
ELTON M & LU LINDA TUCKER FAMILY IRREV T TUCKER MICHAEL A TRUSTEE 30 WARD RD SUDBURY, MA 01776-1668				14H-54-B15				54 SHANE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ELTON M & LU LINDA TUCKER				11/18/2013	R	1 27828-231					
TUCKER ELTON M & LU LINDA				11/18/2013	A	1 27828-222					
TUCKER ELTON M				08/04/2000	F	1 13166-240					

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	%
10-095	12/16/2021	99	n/a		03/24/2022	TCK	100	100
1979132	01/13/2011	50	Meas & List			RRC	100	100
	03/25/2010	10	Reroof	6,000	01/13/2011		100	100
	11/01/1979	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,700	MC	1.00	1.00	439,800	3.02	1.00	R06	1.20		326,550

TOTAL	10,700 SF	ZONING	R40	FRNT	117	ASSESSED	LAND 326,600 BUILDING 362,100 DETACHED 0 OTHER 0 TOTAL 688,700	CURRENT	272,100 329,500 0 0 601,600	PREVIOUS	
Nbhd	MID CHATHAM	NOTE									
Inf1	100										
Inf2	100										

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/22/2021	REF
MODEL	1		RESIDENTIAL	LIST	10/22/2021	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	4/4/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

DETACHED

BUILDING

YEAR BLT	1979	SIZE ADJ	1.000
NET AREA	1,680	DETAIL ADJ	1.000
\$NLA(RCN)	\$291	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.75	1.00	
ROOMS	6	1.00	
BEDROOMS	4	1.00	
FULL BATHS	2	1.00	
1/2 BATHS	0	1.00	
FIXTURES	6	\$4,800	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	WDK	N	WOOD DECK	120		58.40	7,008
EXT. COVER	1	WOOD SHINGLE	1.00	B	BMU	N	BSMT UNFINISHED	960		73.08	70,157
ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	960	1979	252.70	242,596
ROOF COVER	1	ASPH/CMP SHIN	1.00	B	USF	L	UP-STRY FIN	720	1979	214.43	154,388
FLOOR COVER	3	W/W CARPET	1.00	F21	O		FPL 2S 10P	1		10,376.00	10,376
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOL	2	HOT WATER	1.00								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	489,325
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1984 / 38
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$362,100

(A) wDK 10

12

(B) USF 0.75 BAS BMU

24

40