

Key: 3167

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.433

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
KUMINS JO ANN & ABRAMOWIT WILLIAM K 1 CHARLES ST SO #1602 BOSTON, MA 02116										15E-30-38				49 DOANE RD			
TRANSFER HISTORY										DOS	T	SALE PRICE		BK-PG (Cert)			
KUMINS JO ANN & ABRAMOWIT										04/07/2021	A	1 33986-268					
KUMINS JO ANN										10/02/2020	QS	1,045,000		33324-199			
SOUZA DARIN & VICTORIA										04/06/2018	QS	849,000		31186-142			

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	%
21-1027	11/09/2021	2	Additions	300,000	02/15/2023	NF	75	80
19-353	11/16/2020	98	SALES QUESTI	14,000	02/05/2020	TCK	100	100
	05/21/2019	3	Renovations				100	100
	07/12/2018	98	SALES QUESTI				100	100
	07/19/2005	50	Meas & List			JB	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,745	CH	1.00	1.00	916,250	1.96	1.00	R07	2.50		733,220

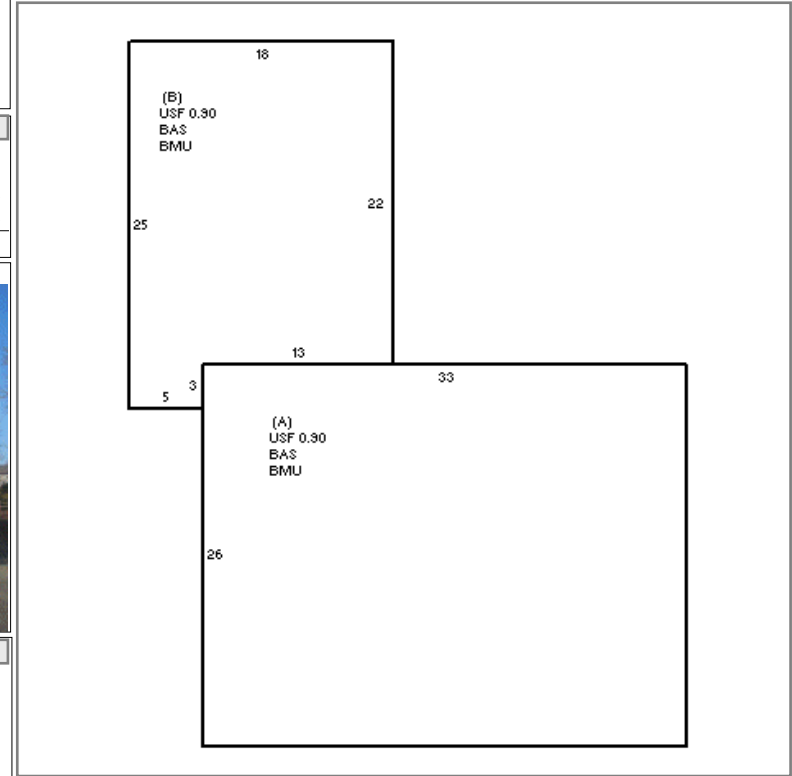
TOTAL	17,745 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE Exclusive Use Easement .11A to 15E-32-H2	LAND	733,200	611,000			
Inf1	100		BUILDING	710,900	453,400			
Inf2	100		DETACHED	9,800	9,300			
			OTHER	0	0			
			TOTAL	1,453,900	1,073,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GHD	A	1.00	20 0.80	1981	364	30.33	8,800
SHF	A	1.00	30 0.70 8X12		96	14.26	1,000



BUILDING	CD	ADJ	DESC	MEASURE	2/15/2023	NF
MODEL	1		RESIDENTIAL	LIST	2/15/2023	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	3/14/2023	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	
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YEAR BLT	1941	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,411	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,269		82.60	104,821
\$NLA(RCN)	\$328	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	858	1941	293.33	251,675
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	772	1941	248.90	192,150
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	BAS	L	BAS AREA	411	2022	293.33	120,558
				FLOOR COVER	1	HARDWOOD	1.00	B	USF	L	UP-STRY FIN	370	2022	248.90	92,093
				INT. FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP	1			12,451.20	12,451
				HEATING/COOL	9	WARM/COOL AIR	1.03	GFP	O	GAS LOG/FP/E FP	1			7,466.40	7,466
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHWR-A	1			1,772.40	1,772

TOTAL RCN	789,908
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2020 / 2
COND	2 2 %
FUNC	8 UC
ECON	0
DEPR	10 % GD 90
RCNLD	\$710,900