

Key: 3275

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.557

LEGAL

LAND

DETACHED

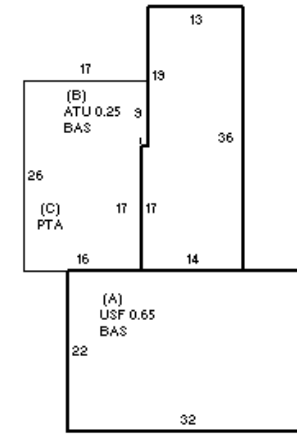
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MELVIN BRENNAC 27 MONUMENT SQ #3 CHARLESTOWN, MA 02129				15F-6-62A				201 OLD HARBOR RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MELVIN BRENNAC				07/06/2020	QS	908,000	33046-321					
KOOCH JASON E & STACY T				10/27/2014	QS	618,000	28469-119					
MAGNUS THOR & KATHEREINE				03/16/2007	QS	725,000	21857-235					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,810	CH	1.00	1.00	916,250	1.12	1.00	1.00	MR1	2.50	819,920

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-053	01/27/2022	4	Outbuildings	5,000	02/16/2023	NF	80	80
22-057	01/19/2022	1	New Construc	20,000	02/16/2023	NF	10	10
22-058	01/19/2022	3	Renovations	25,000	02/16/2023	NF	0	0
22-059	01/19/2022	5	Demolitions	5,000	02/16/2023	NF	0	0
22-060	01/19/2022	3	Renovations	50,000	02/16/2023	NF	10	10

TOTAL	34,810 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE				LAND	819,900	546,600
Inf1	100		BUILDING	578,400	507,700			
Inf2	100		DETACHED	4,200	2,700			
			OTHER	24,500	0			
						<b>TOTAL</b>	<b>1,427,000</b>	<b>1,057,000</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 UC 16X12		192	11.81	1,800
DGF	A	1.00	90 0.10 UC 26X22	2022	572	42.40	2,400



BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	
STYLE	18	1.30	RENO'D ANTIQUE [100%]	LIST
QUALITY	+	1.20	PLUS AVE [100%]	REVIEW
FRAME	1	1.00	WOOD FRAME [100%]	3/15/2023 EMZ

YEAR BLT	1770	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,647	DETAIL ADJ	1.378	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BAS AREA	1,189	1770	419.54	498,833
\$NLA(RCN)	\$439	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	458	1770	355.99	163,045
				ROOF SHAPE	1	GABLE	1.00	B	ATU	N	UNFIN ATTIC	121		94.20	11,399
				ROOF COVER	2	WOOD SHIN	1.01	C	PTA	N	PATIO/STOOP	425		21.48	9,130
				FLOOR COVER	2	SOFTWOOD	1.00	F11	O	FPL 1S 10P	1		8,972.40	8,972	
				INT. FINISH	1	PLASTER	1.00	F22	O	FPL 2S 20P	1		17,436.00	17,436	
				HEATING/COOL	11	HT-WT/COOL AIR	1.05	ODS	O	OUT DOOR SHWR-A	2		1,772.40	3,545	
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	722,942	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	G
		KITCHEN	V
		BATHS	G
		HEAT	U
		ELECT	U
EFF.YR/AGE		2002 / 20	
COND	20	20 %	
FUNC	0	UC	
ECON	0		
DEPR	20	% GD	80
RCNLD			\$578,400

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DETAILED

BUILDING

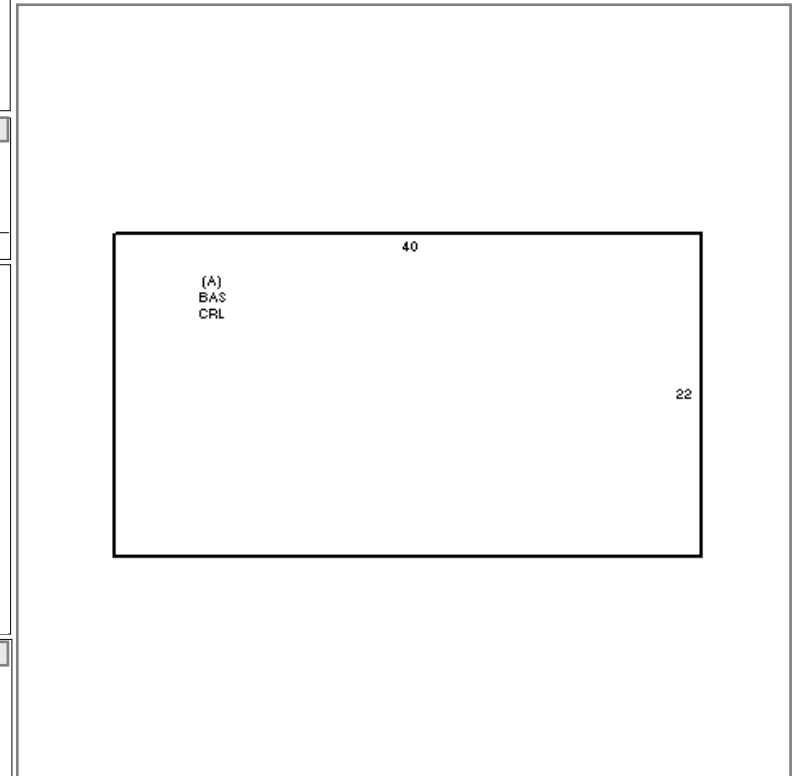
CURRENT OWNER				PARCEL ID				LOCATION			
MELVIN BRENNAC 27 MONUMENT SQ #3 CHARLESTOWN, MA 02129				15F-6-62A				201 OLD HARBOR RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	24,500	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO



BUILDING	CD	ADJ	DESC	MEASURE	2/16/2023	NF
MODEL	1		RESIDENTIAL	LIST	5/12/2023	EST
STYLE	6	0.85	COTTAGE [100%]	REVIEW	5/12/2023	MR
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	INTERIOR ESTIMATED PER PLANS 5/12/2023		

YEAR BLT	2022	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	245,320
NET AREA	880	DETAIL ADJ	0.850	FOUNDATION	6	CRAWL	1.00	A	CRL	N	CRAWL SPACE	880		22.21	19,546		
\$NLA(RCN)	\$279	OVERALL	1.000	EXT. COVER			1.00	A	BAS	L	BAS AREA	880	2022	254.24	223,734		
CAPACITY				ROOF SHAPE	0		1.00										
STORIES	1		1.00	ROOF COVER	0		1.00										
ROOMS	4		1.00	FLOOR COVER	0		1.00										
BEDROOMS	2		1.00	INT. FINISH	0		1.00										
FULL BATHS	1		1.00	HEATING/COOL	0		1.00										
1/2 BATHS	0		1.00	FUEL SOURCE	0		1.00										
FIXTURES	3	\$2,040															
UNITS	1	1.00															
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT	A
																ELECT	A
																EFF.YR/AGE	2022 / 0
																COND	0 0 %
																FUNC	90 UC
																ECON	0
																DEPR	90 % GD 10
																RCNLD	\$24,500