Key: 3289

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3,573

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WALL THERESA M **39 CHESTNUT ST # 3** **BOSTON, MA 02108**	**15G-11A-26B**	**322 OLD HARBOR RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WALL THERESA M	03/23/2017	A	1	30368-218
WALL RICHARD & THERESA M	05/01/2012	QS	440,000	26295-245
ESTATE OF JEANIE B MCGRAT	04/29/2010	99		24516-114

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	%
13-142	03/20/2013	3	Renovations	15,000	03/10/2014	MR	100	100
	03/06/2006	50	Meas & List			RRC	100	100
000000851	01/11/2005	10	Reroof	8,500			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,374	CH 1.00	100 1.00	100 1.00	916,250	2.50	100 1.00	MR1 2.50			702,660

TOTAL	13,374 SF	ZONING	R40	FRNT	20

Nbhd	CHATHAM
Infl1	100
Infl2	100

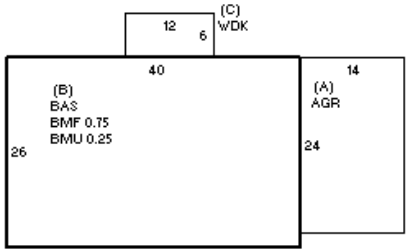
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	702,700	468,400
BUILDING	310,200	286,200
DETACHED	0	0
OTHER	0	0
TOTAL	**1,012,900**	**754,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/10/2014



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE		
LIST		
REVIEW	3/17/2014	DD

BLDG COMMENTS

BMF/BMU EST

YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	1,040	DETAIL ADJ	0.892
$NLA(RCN)	$403	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$4,282
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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATTACHED GARAGE	336		82.56	27,741
B	BMU	N	BSMT UNFINISHED	260		90.48	23,525
B	BMF	N	BSMT FINISH-SEP	780		108.60	84,708
B	BAS	L	BAS AREA	1,040	1977	253.53	263,674
C	WDK	N	WOOD DECK	72		58.40	4,205
	PTA	N	PATIO/STOOP	120		17.90	2,148
	F11	O	FPL 1S 1OP	1		7,477.00	7,477
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	419,237

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1987 / 35	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$310,200