

Key: 3330

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.616

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PERRON SCOTT & PAMELA A 1 PERCHERON RD CHELMSFORD, MA 01824				15G-48-P25A				30 MANAMOCK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PERRON SCOTT & PAMELA A				12/29/2021	QS	1,210,000	34793-4				
DITOMASSI JUDITH				10/28/2008	QS	675,000	23237-220				
MCMASTER DAVID S				06/25/1993	QS	280,000	8647-46				

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 %
22-550	06/30/2022	99	n/a	1,100			100 100
	03/04/2022	98	SALES QUESTI				100 100
22-174	02/28/2022	13	SH.MTL/FHAIR	26,000	02/16/2023	NF	100 100
	05/13/2008	50	Meas & List			RRC	100 100
97-235	06/01/1997	2	Additions	1,170			100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,105	CH	1.00	100	1.00	100	1.00	R06	2.50		708,190

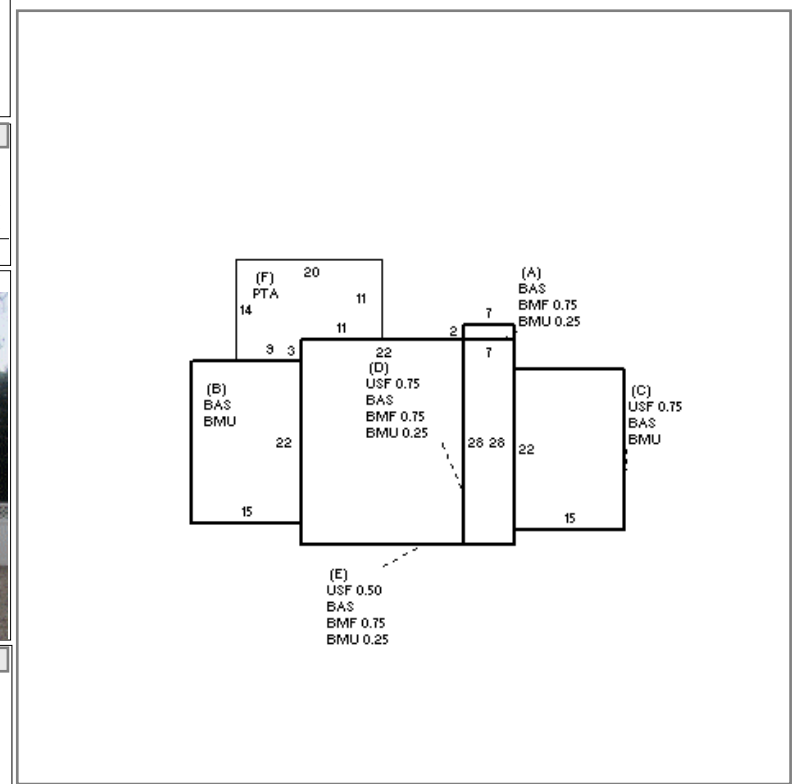
TOTAL	14,105 SF	ZONING	R40	FRNT	139	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE			LAND	708,200	590,100	
Inf1	100		BUILDING	639,500	557,500			
Inf2	100		DETACHED	1,200	1,200			
			OTHER	0	0			
			TOTAL	1,348,900	1,148,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	1997	96	14.26	1,200



BLDG COMMENTS

BMF=1FBTH,1RM



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

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	2,189	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	867		89.95	77,988	
\$NLA(RCN)	\$384	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BMF	N	BSMT FINISH-SEP	620		130.32	80,798	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,486	1987	303.47	450,960
STORIES		1.75	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	+	USF	L	UP-STRY FIN	703	1987	257.51	181,027	
ROOMS	6	1.00	1.00	FLOOR COVER	23	SOFTWD/CARPET	1.00	F	PTA	N	PATIO/STOOP	247		21.48	5,305	
BEDROOMS	3	1.00	1.00	INT. FINISH	2	DRYWALL	1.00	F11	O	FPL 1S 1OP	1			8,972.40	8,972	
FULL BATHS	3	1.00	1.00	HEATING/COOL	11	HT-WT/COOL AIR	1.05	F21	O	FPL 2S 1OP	1			12,451.20	12,451	
1/2 BATHS	0	1.00	1.00	FUEL SOURCE	2	GAS	1.00	GFP	O	GAS LOG/FP/E FP	2			7,465.80	14,932	
FIXTURES	9	\$9,072														
UNITS	1	1.00														

TOTAL RCN	841,506
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1991 / 31
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$639,500