

Key: 3333

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.619

LEGALS
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
MARY E PILTCH TRUST PILTCH MARY E TRUSTEE 629 HAMMOND ST UNIT W104 CHESTNUT HILL, MA 02467				15G-50-P20				17 MANAMOCK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MARY E PILTCH TRUST				03/22/2021	A	100	33920-252				
17 MANAMOCK ROAD LLC				05/22/2019	QS	1,299,000	32036-205				
JAMES G MCCORRY TRUST				08/21/2006	QS	850,000	21286-307				

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	%
21-272	04/06/2021	14	DECK	29,998	04/07/2022	NF	100	100
		3	Renovations		06/27/2016	APK	100	100
	05/13/2008	50	Meas & List			RRC	100	100
95-117	04/01/1995	1	New Construc	195,000			100	100
1995117	03/30/1995	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	12,900	CH	1.00	1.00	1.00	1.00	916,250	2.58	100	1.00	R06 2.50	698,950

TOTAL	12,900 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE				LAND	699,000	582,400
Inf1	100		BUILDING	1,062,500	967,000			
Inf2	100		DETACHED	1,600	1,500			
			OTHER	0	0			
TOTAL			1,763,100	1,550,900				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	10 0.90	14' ROUND	2021	154	11.30 1,600



BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	
STYLE	4	1.00	CAPE [100%]	
QUALITY	G	1.55	GOOD [100%]	
FRAME	1	1.00	WOOD FRAME [100%]	
REVIEW			4/22/2022	MR

BUILDING

YEAR BLT	1995	SIZE ADJ	1.000
NET AREA	2,222	DETAIL ADJ	1.050
\$NLA(RCN)	\$525	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
FULL BATHS		2	1.00
1/2 BATHS		1	1.00
FIXTURES		9	\$11,718
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	16	HARDWD/OTHER	1.00
INT. FINISH	22	DRYWLI/DRYWLI	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,487	1995	391.16	581,661
B	AGR	N	ATTACHED GARAGE	576		119.61	68,896
C	WDK	N	WOOD DECK	264		90.52	23,898
D	OSP	N	OPEN SCR PORCH	144		122.14	17,588
+	BMU	N	BSMT UNFINISHED	1,207		107.77	130,081
+	USF	L	UP-STRY FIN	735	1995	331.92	243,958
G	BMF	N	BSMT FINISH-SEP	280		168.33	47,132
H	PTA	N	PATIO/STOOP	877		27.74	24,332
	F21	O	FPL 2S 1OP	1		16,082.80	16,083
	ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289

TOTAL RCN	1,167,635
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2013 / 9
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$1,062,500

