

Key: 3372

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.663

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CURRENT OWNER				PARCEL ID				LOCATION			
CURTIS KEVIN & KATHRYN 44 N MAIN ST UNIT 1 NATICK, MA 01760-3545				15G-87-B37				106 SHANE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CURTIS KEVIN & KATHRYN MELDON ESTATE				05/28/1999	H	115,000	12303-248				
				09/13/1994	A	10	9362-56				

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	%
23-328	04/04/2023	97	WEATHERIZATI	5,000			100	100
18-541	07/12/2018	10	Reroof	4,500	02/12/2019	TCK	100	100
13-444	09/04/2013	2	Additions	45,000	04/07/2014	SF	100	100
	05/13/2008	50	Meas & List			RRC	100	100
99-275	06/01/1999	99	n/a	350			100	100

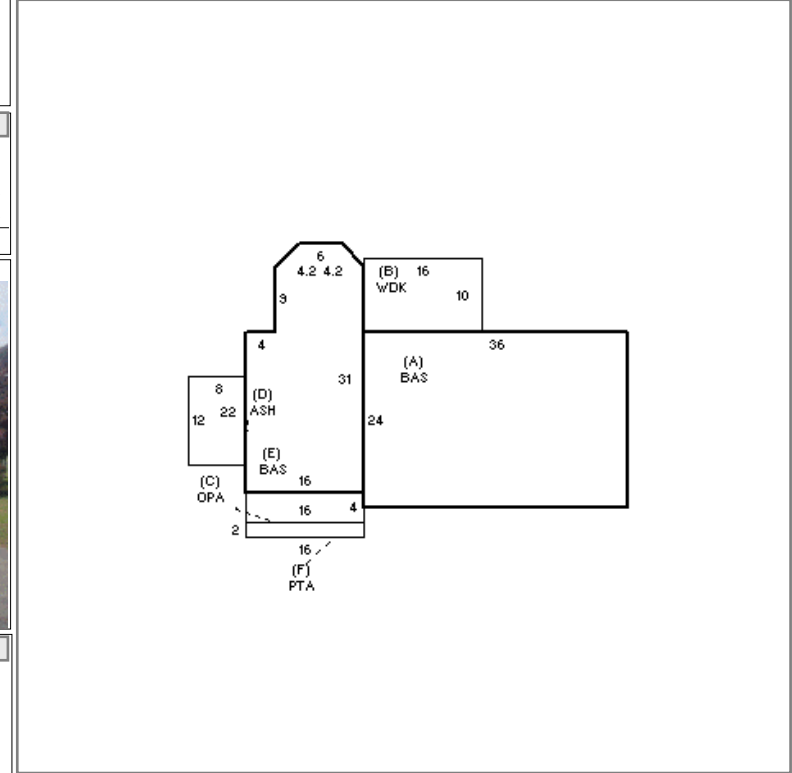
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CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	10,400	MC	1.00	100	1.00	100	1.00	439,800	3.10	100	1.00	R06	1.20		325,240

TOTAL	10,400 SF	ZONING	R40	FRNT	185	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	325,200	271,000
Inf1	100		BUILDING	248,900	226,500			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
TOTAL			574,100	497,500				

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/22/2021	NF
MODEL	1		RESIDENTIAL	LIST	10/22/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	12/2/2021	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	331,814
NET AREA	1,351	DETAIL ADJ	0.847	FOUNDATION	2	SLAB	0.95	A	BAS	L	BAS AREA	864	1965	224.72	194,159		
\$NLA(RCN)	\$246	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	WDK	N	WOOD DECK	160		58.40	9,344		
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	64		76.09	4,870		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	ASH	N	ATT SHED	96		60.60	5,818		
				FLOOR COVER	3	W/W CARPET	1.00	E	BAS	L	BAS AREA	487	2013	224.72	109,439		
				INT. FINISH	2	DRYWALL	1.00	F	PTA	N	PATIO/STOOP	32		17.91	573		
				HEATING/COOL	11	HT-WT/COOL AIR	1.05	MST	O	MASONRY STACK	1			2,068.00	2,068		
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHWR-A	1			1,477.00	1,477		

CONDITION	ELEM	CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A

EFF.YR/AGE	1988 / 34
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75

RCNLD	\$248,900
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