Key: 3950 **Town of CHATHAM - Fiscal Year 2024** 9/7/2023 9:38 am SEQ #: 4.323

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GREGG HEATHER **179 COMMONWEALTH AVE #3** **BOSTON, MA 02116**	**16G-12-G1**	**432 OLD HARBOR RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GREGG HEATHER	07/02/2020	A	1,850,000	33042-130
EARL ROBERT L	08/26/2016	E		29888-118
EARL ROBERT L	05/01/2012	A	99	26296-126

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

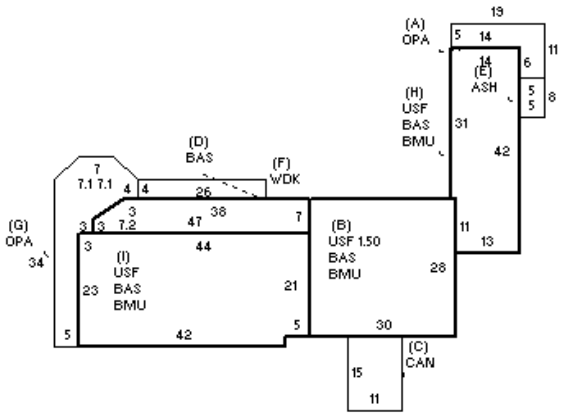
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	02/20/2007	50	Meas & List			RRC	100	100
06-137	03/13/2006	2	Additions	61,000	02/20/2007		100	100
06-031	01/20/2006	2	Additions	430,000	05/18/2017	APK	100	100
	02/25/2005	50	Meas & List			RRC	100	100
000000465	07/02/2004	10	Reroof	70,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,424	NC 1.00	100 1.00	100 1.00	1,374,375	1.06	100 1.00	R11 3.75			1,246,190

TOTAL	37,424 SF
ZONING	R40
FRNT	0
Nbhd	NORTH CHATHAM
Infl1	100
Infl2	100
NOTE	VIEWS OF CHATHAM HARBOR

ASSESSED	CURRENT	PREVIOUS
LAND	1,246,200	830,800
BUILDING	2,187,900	1,924,800
DETACHED	33,100	31,600
OTHER	0	0
TOTAL	**3,467,200**	**2,787,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A 1.00	60 0.40		1970	220	11.30	1,000
GFL	A 1.00	40 0.60		1981	720	74.34	32,100

PHOTO 05/18/2017

BLDG COMMENTS

IN-LAW APT (PER MLS)

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	18	1.30	RENO'D ANTIQUE [100%]
QUALITY	G	1.55	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE			
LIST			
REVIEW	12/21/2018	APK	

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	5,692	DETAIL ADJ	1.300
$NLA(RCN)	$475	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	15	1.00
BEDROOMS	8	1.00
FULL BATHS	3	1.00
1/2 BATHS	1	1.00
FIXTURES	11	$17,732
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	1	HARDWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	436		117.96	51,429
+	BMU	N	BSMT UNFINISHED	2,488		96.66	240,492
+	BAS	L	BAS AREA	1,417	1900	437.04	619,282
+	USF	L	UP-STRY FIN	1,837	1900	370.84	681,234
C	CAN	N	CANOPY	165		67.58	11,151
+	BAS	L	BAS AREA	1,367	2006	437.04	597,431
E	ASH	N	ATT SHED	40		93.93	3,757
F	WDK	N	WOOD DECK	104		90.53	9,415
I	USF	L	UP-STRY FIN	1,071	2006	370.84	397,171
	F21	O	FPL 2S 1OP	2		16,082.80	32,166
	F32	O	FPL 3S 2OP	1		37,345.70	37,346
	KIT	O	EXTRA KITCHEN	1		2,526.50	2,527

TOTAL RCN	2,701,131

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

EFF.YR/AGE	2003 / 19
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	$2,187,900