Key: 4243

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4,647

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GUARINO KATHERINE ANN 73 WORCESTER ST UNIT 1 BOSTON, MA 02118	1B-7-N020	55 NORCROSS CIR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GUARINO KATHERINE ANN	03/16/2018	QS	555,000	(215631)
55 NORCROSS CIRCLE RE TRU	01/29/1999	A	1	(151839)
MARJOLLET JANINE	06/20/1969	QS	36,000	(45871)

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	%
23-191	02/24/2023	10	Reroof	22,179			0	0
	04/18/2018	98	SALES QUESTI				100	100
	03/10/2008	50	Meas & List			RRC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,871	SC 1.00	100 1.00	100 1.00	586,400	2.98	100 1.00	R05 1.60			436,380

TOTAL	10,871 SF	ZONING	R20	FRNT	144

Nbhd	SOUTH CHATHAM
Infl1	100
Infl2	100

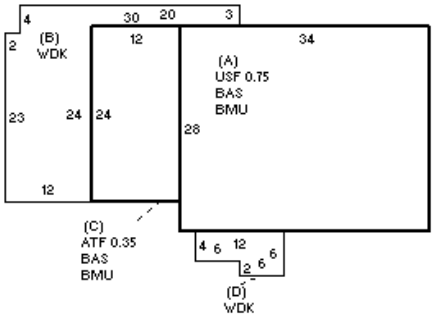
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	436,400	363,600
BUILDING	446,400	406,400
DETACHED	0	0
OTHER	0	0
TOTAL	**882,800**	**770,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/28/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/28/2022	TCK
LIST	2/28/2022	EST
REVIEW	3/15/2022	EMZ

YEAR BLT	1958	SIZE ADJ	1.000
NET AREA	2,055	DETAIL ADJ	1.000
$NLA(RCN)	$294	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	1	1.00
FIXTURES	9	$7,200
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	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,240		69.18	85,786
+	BAS	L	BAS AREA	1,240	1958	243.37	301,783
A	USF	L	UP-STRY FIN	714	1958	206.51	147,448
+	WDK	N	WOOD DECK	436		58.40	25,462
C	ATF	L	FINISHED ATTIC	101	1958	146.39	14,785
	BMG	O	BSMT GARAGE	1		2,770.00	2,770
	F21	O	FPL 2S 1OP	1		10,376.00	10,376
	GEN	O	GENERATOR	1		0.00	
	GFP	O	GAS LOG/FP/E FP	1		6,222.00	6,222
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	603,309

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

EFF.YR/AGE	1984 / 38	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$446,400