

Key: 4307

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.720

LEGAL

LAND

DETACHED

BUILDING

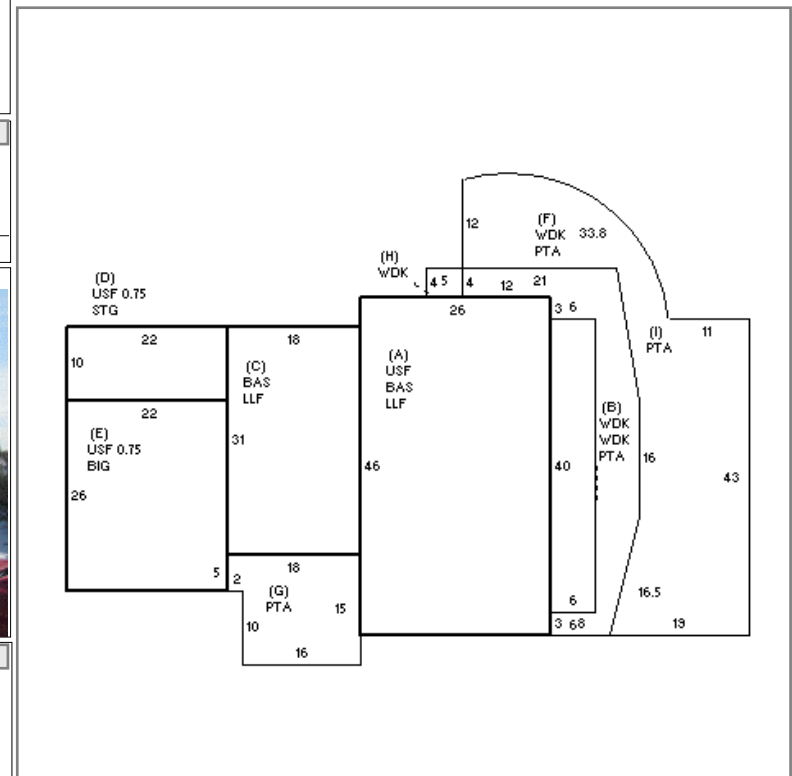
CURRENT OWNER				PARCEL ID				LOCATION			
CUPPA REALTY TRUST KIDDER STEPHEN W TRUSTEE 75 STATE ST 16FL BOSTON, MA 02109-1943				2A-63-W1				25 PINE BLUFF RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CUPPA REALTY TRUST				05/31/2007	G	3,150,000	22070-312				
FENNELL SHIRLEY A TRUSTEE				12/30/1986	A	1 5486-296					

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	%
15-568	09/28/2015	7	No permit		03/01/2022	TCK	100	100
12-245	05/14/2012	3	Renovations	60,000	05/01/2017	NF	100	100
	03/11/2008	10	Reroof	94,000	06/25/2013	SF	100	100
	02/03/2003	50	Meas & List			RRC	100	100
		50	Meas & List			JB	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,405	SC	1.00	1.00	1,759,200	2.00	1.00	1.00	VW5	4.80	1,403,580

TOTAL	17,405 SF	ZONING	R20	FRNT	110	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE OCEAN VIEW	LAND	1,403,600	1,169,600			
Inf1	100		BUILDING	1,497,600	1,379,500			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	2,901,200	2,549,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/1/2022	TCK
MODEL	1		RESIDENTIAL	LIST	3/1/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/15/2022	EMZ
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,848,831
NET AREA	3,544	DETAIL ADJ	1.040	FOUNDATION	4	FLR & WALL	1.00	+	LLF	N	LOWER LEVEL FIN	1,754		258.50	453,405	CONDITION ELEM	CD
\$NLA(RCN)	\$522	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,754	1982	351.26	616,103	EXTERIOR	G
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UP-STRY FIN	1,196	1982	298.05	356,471	INTERIOR	G
				ROOF COVER	2	WOOD SHIN	1.01	+	PTA	N	PATIO/STOOP	1,829		27.74	50,746	KITCHEN	A
				FLOOR COVER	13	HARDWD/CARPET	1.00	D	STG	N	STORAGE	220		60.76	13,367	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	+	USF	L	UP-STRY FIN	594	2021	298.05	177,043	HEAT	A
				HEATING/COOL	9	WARM/COOL AIR	1.03	E	BIG	N	BUILT-IN GARAGE	572		119.61	68,419	ELECT	A
				FUEL SOURCE	2	GAS	1.00	+	WDK	N	WOOD DECK	849		90.52	76,852		
									F21	O	FPL 2S 1OP	1		16,082.80	16,083		
									ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289		
													EFF.YR/AGE	2003 / 19			
													COND	19 19%			
													FUNC	0			
													ECON	0			
													DEPR	19 % GD 81			
													RCNLD			\$1,497,600	