

Key: 4373

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.789

LEGAL

LAND

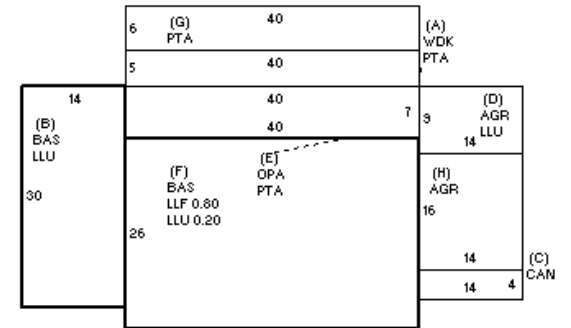
CURRENT OWNER				PARCEL ID				LOCATION				
PECHACEK BRADFORD & WENDY H 75 FAIRVIEW AVE S CHATHAM, MA 02659				2B-18-K41				75 FAIRVIEW AVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PECHACEK BRADFORD & WENDY				09/26/2014	QS	820,000	(204532)					
E & G NOMINEE TRUST				07/11/2012	QS	465,000	(197619)					
BURBIDGE EVA M				07/07/1999	A	1	(153903)					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,067	SC	1.00	100	641,375	1.93	100	1.00	VW1		514,660
300	A	0.154	SC	1.00	100	33,600	1.00	100	1.00	VW1		5,170

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	%
22-150	02/14/2022	11	Window Rplc	24,879	03/15/2023	NF	100	100
	12/31/2018	2	Additions		12/31/2018	APK	100	100
14-467	08/14/2014	2	Additions	75,000	04/13/2015	MW	100	100
13-118	03/11/2013	10	Reroof	2,000	04/23/2014	MR	100	100
12-472	10/16/2012	11	Window Rplc	4,000	06/26/2013	SF	100	100

TOTAL	24,792 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	519,800	433,200
Inf1	100		BUILDING	690,700	692,800			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,210,500	1,126,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/30/2021	TCK
MODEL	1		RESIDENTIAL	LIST	11/30/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/23/2023	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
LLF=FAM RM/BEDRM/HALF BATH
INFO @ DOOR 11/30/21

YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	704,843	
NET AREA	1,460	DETAIL ADJ	0.875	FOUNDATION	4	FLR & WALL	1.00	+	PTA	N	PATIO/STOOP	720		21.48	15,466	CONDITION ELEM	CD	
\$NLA(RCN)	\$483	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	A	WDK	N	WOOD DECK	200		70.08	14,016	EXTERIOR	V	
				ROOF SHAPE	1	GABLE	1.00	+	LLU	N	LOWER LEVEL UN	754		136.07	102,600	INTERIOR	V	
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BAS	L	BAS AREA	1,460	1978	241.51	352,600	KITCHEN	V	
				FLOOR COVER	1	HARDWOOD	1.00	C	CAN	N	CANOPY	56		52.33	2,930	BATHS	V	
				INT. FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	280		91.32	25,570	HEAT	U	
				HEATING/COOL	9	WARM/COOL AIR	1.03	F	LLF	N	LOWER LEVEL FIN	832		177.73	147,872	ELECT	U	
				FUEL SOURCE	2	GAS	1.00	+	AGR	N	ATTACHED GARAGE	350		98.45	34,457			
										GEN	O	GENERATOR	1		0.00			
										ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772		
														EFF.YR/AGE	2020 / 2			
														COND	2 2 %			
														FUNC	0			
														ECON	0			
														DEPR	2 % GD 98			
														RCNLD	\$690,700			