

Key: 4388

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.803

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | LOCATION | |
|--|--|------------|-----------------|-----------------------|
| MCCANN TODD M & LAURIE A 92 FAIRVIEW AVE CHATHAM, MA 02633 | | 2B-31A-E13 | 92 FAIRVIEW AVE | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE |
| MCCANN TODD M & LAURIE A | | 10/25/2002 | O | 199,000 |
| DONOHUE CHARLES | | 06/10/1977 | A | (167035) 1 (70811) |

| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD |
|----------|------------|---------------|--------------|---------|------|--------|
| 1010 | 100 | SINGLE FAMILY | | | 1 | 1 of 1 |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY |
| P2002469 | 03/11/2008 | 50 | Meas & List | | | RRC |
| | 01/22/2003 | 50 | Meas & List | | | JB |
| | 10/08/2002 | 1 | New Construc | 115,200 | | |
| | | | | | | 1st |
| | | | | | | % |

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|-----|------|---------|------|------------|-----------|
| 100 | S | 20,016 | SC | 1.00 | 90 | 0.90 | 100 | 1.00 | 527,760 | 1.77 | 100 | 1.00 |
| | | | | | | | | | R05 | 1.60 | | 430,330 |

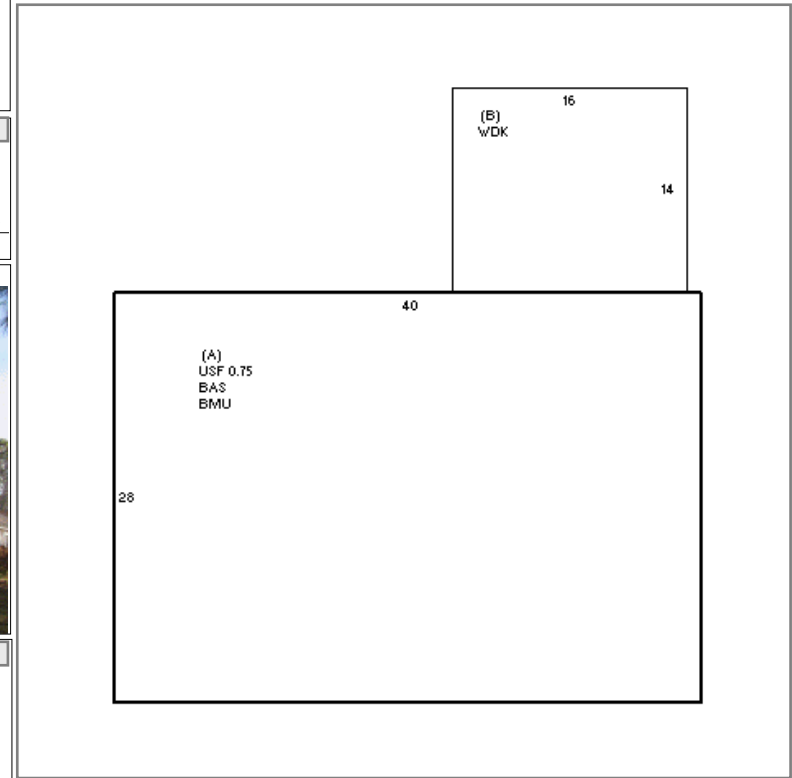
| TOTAL | 20,016 SF | ZONING | R20 | FRNT | 100 | ASSESSED | CURRENT | PREVIOUS |
|-------|---------------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | SOUTH CHATHAM | NOTE | | | | LAND | 430,300 | 358,600 |
| Inf1 | 90 | | BUILDING | 458,000 | 421,800 | | | |
| Inf2 | 100 | | DETACHED | 12,800 | 12,200 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 901,100 | 792,600 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|--------|
| DGF | A | 1.00 | 40 0.60 20X24 | 1973 | 480 | 44.54 | 12,800 |



| BUILDING | CD | ADJ | DESC | MEASURE | 12/1/2021 | TCK |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/1/2021 | EST |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW | 12/30/2021 | MR |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 2004 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|---------------|------|-----|-----|-----------------|-----------------|-------|------|-----------|---------|
| NET AREA | 1,960 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,120 | | 70.57 | 79,043 |
| \$NLA(RCN) | \$285 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | A | BAS | L | BAS AREA | 1,120 | 2004 | 245.39 | 274,837 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UP-STRY FIN | 840 | 2004 | 208.22 | 174,906 |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | B | WDK | N | WOOD DECK | 224 | | 58.40 | 13,082 |
| | | | | FLOOR COVER | 26 | SOFTWD/OTHER | 1.00 | F21 | O | FPL 2S 1OP | 1 | | | 10,376.00 | 10,376 |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | ODS | O | OUT DOOR SHWR-A | 1 | | | 1,477.00 | 1,477 |
| | | | | HEATING/COOL | 2 | HOT WATER | 1.00 | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |



| YEAR BLT | 2004 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|---------------|------|-----|-----|-----------------|-----------------|-------|------|-----------|---------|
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| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UP-STRY FIN | 840 | 2004 | 208.22 | 174,906 |
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| | | | | HEATING/COOL | 2 | HOT WATER | 1.00 | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |

| TOTAL RCN | 558,521 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 2004 / 18 |
| COND | 18 18 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 18 % GD 82 |
| RCNLD | \$458,000 |