

Key: 4656

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.087

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROBERT CUNNINGHAM TRUST CUNNINGHAM ROBERT L TRUSTEE 6 MONTGOMERY DR FRAMINGHAM, MA 01701				3C-19-M8				39 BAY VIEW RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROBERT CUNNINGHAM TRUST				02/08/2018	A		1 (215375)				
CUNNINGHAM ROBERT L & MAR				10/31/1969	QS		1 (47119)				

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	%
22-1094	01/18/2023	99	n/a	7,408	03/23/2023	NF	100	100
15-465	12/19/2018	3	Renovations		12/19/2018	APK	100	100
15-067	08/13/2015	3	Renovations	200,000	04/19/2017	NF	100	100
	02/12/2015	3	Renovations	50,000	06/01/2016	WFF	100	100
	03/13/2008	50	Meas & List			RRC	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,830	SC	1.00	1.00	476,450	3.95	1.00	R03	1.30		338,600

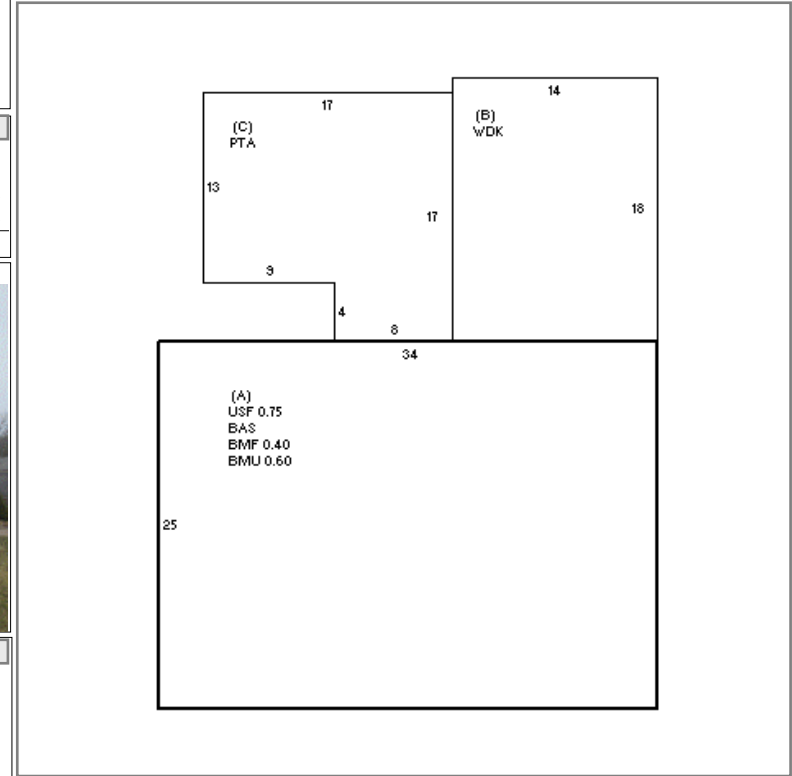
TOTAL	7,830 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE			LAND	338,600	282,200	
Inf1	100		BUILDING	489,600	445,600			
Inf2	100		DETACHED	800	800			
			OTHER	0	0			
TOTAL						829,000	728,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 9X8		72	15.89	800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/1/2016	WFF
MODEL	1		RESIDENTIAL	LIST	6/8/2016	WFF
STYLE	4	1.00	CAPE [100%]	REVIEW	4/13/2023	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	489,632		
NET AREA	1,488	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	510		88.46	45,115	CONDITION ELEM	CD		
\$NLA(RCN)	\$329	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BMF	N	BSMT FINISH-SEP	340		108.60	36,924	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BAS AREA	850	2015	267.04	226,984	INTERIOR	V		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	A	USF	L	UP-STRY FIN	638	1951	226.59	144,566	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.00	B	WDK	N	WOOD DECK	252		58.40	14,717	BATHS	V		
				INT. FINISH	2	DRYWALL	1.00	C	PTA	N	PATIO/STOOP	253		17.90	4,529	HEAT	U		
				HEATING/COOL	9	WARM/COOL AIR	1.03	F21	O	FPL 2S 1OP	1		10,376.00	10,376	ELECT	U			
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477					
																		EFF.YR/AGE	2022 / 0
																		COND	0 0 %
																		FUNC	0
																		ECON	0
																		DEPR	0 % GD 100
																		RCNLD	\$489,600