

Key: 4678

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.109

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
LENT JOAN D 15 PHOEBE LN S CHATHAM, MA 02659				3C-39B-P2				15 PHOEBE LN				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
LENT JOAN D				12/15/2010	A	1 25092-170						
LENT JOAN D				09/02/2010	A	1 24801-232						
LENT JOHN E JR & PETER C				09/01/2010	A	1 24801-225						
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,620	SC	1.00	100	1.00	100	1.00	R04	1.50		431,440

LAND

TOTAL	15,620 SF	ZONING	R20	FRNT	110	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	431,400	335,600
Inf1	100		BUILDING	750,400	682,900			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,181,800</b>	<b>1,018,500</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

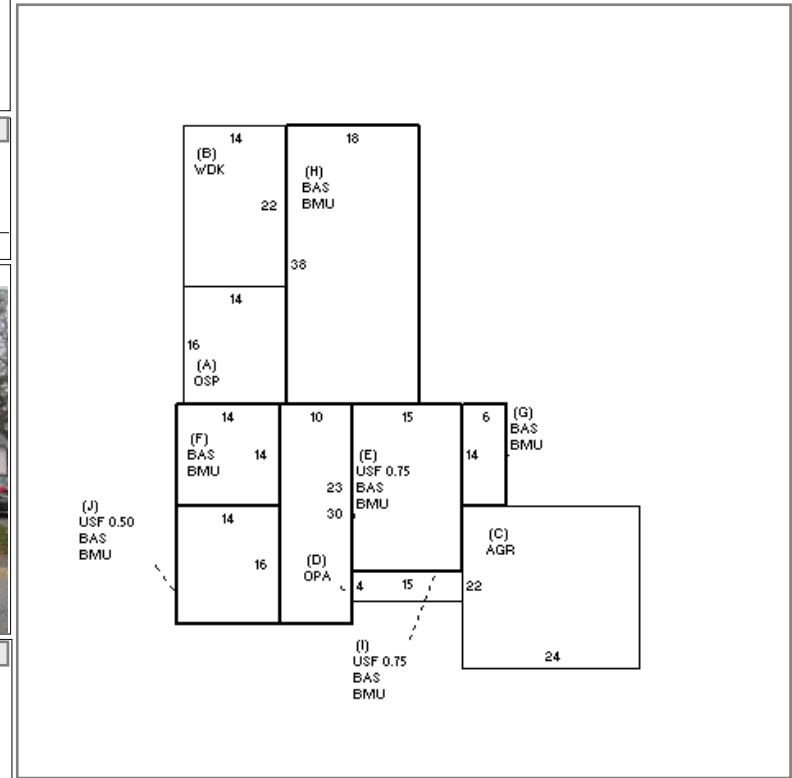


BLDG COMMENTS  
INFO @ DOOR 12/08/2021

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/8/2021	TCK
MODEL	1		RESIDENTIAL	LIST	12/8/2021	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	1/13/2022	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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 %
22-440	05/19/2022	12	INSULATION	2,847			100 100
	03/13/2008	50	Meas & List			RRC	100 100
1997008	01/14/1997	99	n/a				100 100
97-010	01/01/1997	99	n/a	230,000			100 100



YEAR BLT	1997	SIZE ADJ	1.000
NET AREA	2,429	DETAIL ADJ	1.050
\$NLA(RCN)	\$396	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		8	1.00
BEDROOMS		3	1.00
FULL BATHS		2	1.00
1/2 BATHS		1	1.00
FIXTURES		9	\$9,072
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	26	SOFTWD/OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OSP	N	OPEN SCR PORCH	224		94.56	21,181
B	WDK	N	WOOD DECK	308		70.08	21,584
C	AGR	N	ATTACHED GARAGE	528		93.44	49,336
D	OPA	N	OPEN PORCH	60		91.32	5,479
+	BMU	N	BSMT UNFINISHED	1,833		77.76	142,529
+	BAS	L	BAS AREA	1,833	1997	298.71	547,528
+	USF	L	UP-STRY FIN	596	1997	253.46	151,063
	F21	O	FPL 2S 1OP	1		12,451.20	12,451
	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	961,996
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$750,400