

Key: 4812

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.251

LEGALS AND

CURRENT OWNER				PARCEL ID				LOCATION				
FORBES BRYAN C 2509 MAIN ST S CHATHAM, MA 02659				3D-60-6				2509 MAIN ST				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				FORBES BRYAN C				09/03/2021	QS	955,000	34441-335	
LONG ROBERT W				08/22/1996	H	1	10356-243					
LONG ROBERT W & MARTHA E				02/08/1988	A		6150-121					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-218	03/07/2022	99	n/a	1,800	04/19/2023	NF	100	100
06-357	02/01/2007	50	Meas & List	19,000	02/01/2007	AM	100	100
	06/27/2006	10	Reroof			100	100	
	03/14/2003	50	Meas & List			100	100	

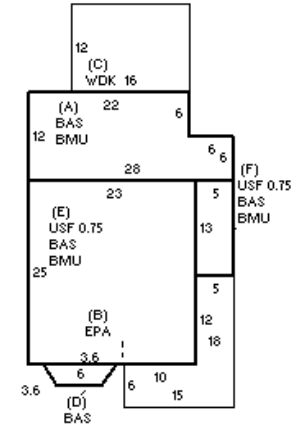
LEGALS AND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,405	SC	1.00	1.00	302,363	2.00	MDW	1.10	MR1	0.75	241,240

TOTAL	17,405 SF	ZONING	R20	FRNT	120	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	241,200	201,000
Infl1	100		LAND	481,600	363,600			
Infl2	100		DETACHED	21,700	20,700			
			OTHER	331,500	292,100			
			<b>TOTAL</b>	<b>1,076,000</b>	<b>877,400</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPC	A	1.00	30 0.70 16X40	1990	640	43.19	19,300
SHF	A	1.00	20 0.80 8X34		272	11.10	2,400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/4/2022	TCK
MODEL	1		RESIDENTIAL	LIST	3/4/2022	EST
STYLE	18	1.30	RENO'D ANTIQUE [100%]	REVIEW	5/8/2023	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

BUILDING

YEAR BLT	1904	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	573,336		
NET AREA	1,444	DETAIL ADJ	1.300	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	940		73.43	69,022	CONDITION ELEM	CD		
\$NLA(RCN)	\$397	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	EPA	N	ENCL PORCH	150		133.70	20,055	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	192		58.40	11,213	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BAS	L	BAS AREA	964	1904	339.34	327,119	KITCHEN	V		
				FLOOR COVER	2	SOFTWOOD	1.00	+	USF	L	UP-STRY FIN	480	1904	287.94	138,210	BATHS	V		
				INT. FINISH	1	PLASTER	1.00	ODS	O	O	OUT DOOR SHWR-A	1		1,477.00	1,477	HEAT	U		
				HEATING/COOL	2	HOT WATER	1.00									ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2006 / 16
																		COND	16 16%
																		FUNC	0
																		ECON	0
																		DEPR	16 % GD 84
																		RCNLD	\$481,600

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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
FORBES BRYAN C 2509 MAIN ST S CHATHAM, MA 02659		3D-60-6	2509 MAIN ST			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

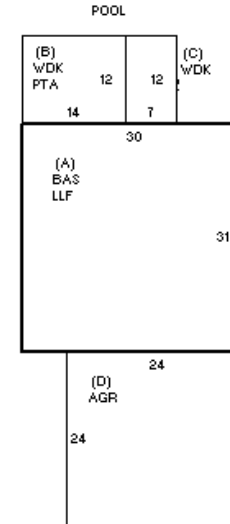
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	331,500	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
LLF=LIVING RM/KITCHEN/BATH (PER MLS)



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/4/2022	TCK
MODEL	1		RESIDENTIAL	LIST	3/4/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	5/8/2023	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	930	DETAIL ADJ	0.850
\$NLA(RCN)	\$446	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	1	1.00	
FULL BATHS	1	1.00	
1/2 BATHS	0	1.00	
FIXTURES	4	\$2,720	
UNITS	2	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	LLF	N	LOWER LEVEL FIN	930		155.08	144,223
EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	930	1987	210.73	195,975
ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO/STOOP	168		17.90	3,007
ROOF COVER	1	ASPH/CMP SHIN	1.00	+	WDK	N	WOOD DECK	252		58.40	14,717
FLOOR COVER	23	SOFTWD/CARPET	1.00	D	AGR	N	ATTACHED GARAGE	576		77.17	44,449
INT. FINISH	2	DRYWALL	1.00	G	GFP	O	GAS LOG/FP/E FP	1		6,222.00	6,222
HEATING/COOL	2	HOT WATER	1.00	K	KIT	O	EXTRA KITCHEN	1		1,630.00	1,630
FUEL SOURCE	2	GAS	1.00	O	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	414,420
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	V
HEAT	A
ELECT	A
EFF.YR/AGE	2002 / 20
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$331,500