

Key: 4895

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.331

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LUCIANO REALTY TRUST LUCIANO PAUL M & KARIN E TRSTES 46 TIRRELLS WAY CHATHAM, MA 02659				3F-13-B9				46 TIRRELLS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LUCIANO REALTY TRUST				07/28/2006	A	100	(180721)				
LUCIANO PAUL M & KARIN E				10/22/1999	P	52,000	(155269)				
BONIN PIERRE				06/04/1993	A	1	(130297)				

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	%
99-468	03/14/2008	50	Meas & List			RRC	100	100
1999252	11/01/1999	99	n/a	119,500			100	100
	10/21/1999	99	n/a				100	100

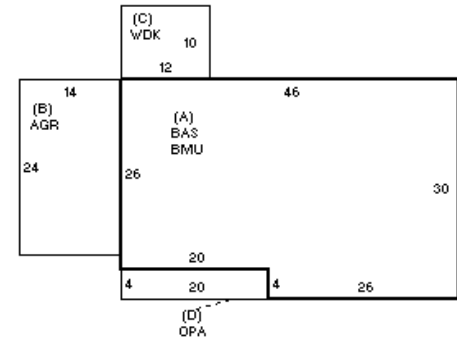
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,436	MC	1.00	100	1.00	100	1.00	R01	0.85		254,840

TOTAL	20,436 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	254,800	224,900
Inf1	100		BUILDING	439,600	400,100			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
TOTAL			694,400	625,000				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/27/2019	REF
MODEL	1		RESIDENTIAL	LIST	9/27/2019	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/10/2020	MR
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	2000	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	542,762															
NET AREA	1,300	DETAIL ADJ	0.892	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,300		82.27	106,948																	
\$NLA(RCN)	\$418	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	1,300	2000	286.69	372,700																	
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATTACHED GARAGE	336		99.08	33,289																	
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	WDK	N	WOOD DECK	120		70.08	8,410																	
				FLOOR COVER	14	HARDWD/ASPH TL	1.00	D	OPA	N	OPEN PORCH	80		91.32	7,306																	
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,972.40	8,972																	
				HEATING/COOL	11	HT-WT/COOL AIR	1.05																									
				FUEL SOURCE	1	OIL	1.00																									
				<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>G</td> </tr> <tr> <td>KITCHEN</td> <td>A</td> </tr> <tr> <td>BATHS</td> <td>A</td> </tr> <tr> <td>HEAT</td> <td>A</td> </tr> <tr> <td>ELECT</td> <td>A</td> </tr> </tbody> </table>														CONDITION ELEM	CD	EXTERIOR	A	INTERIOR	G	KITCHEN	A	BATHS	A	HEAT	A	ELECT	A	
CONDITION ELEM	CD																															
EXTERIOR	A																															
INTERIOR	G																															
KITCHEN	A																															
BATHS	A																															
HEAT	A																															
ELECT	A																															
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <th colspan="2">2003 / 19</th> </tr> </thead> <tbody> <tr> <td>COND</td> <td>19</td> <td>19 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>19</td> <td>% GD 81</td> </tr> </tbody> </table>														EFF.YR/AGE	2003 / 19		COND	19	19 %	FUNC	0		ECON	0		DEPR	19	% GD 81
EFF.YR/AGE	2003 / 19																															
COND	19	19 %																														
FUNC	0																															
ECON	0																															
DEPR	19	% GD 81																														
				<table border="1"> <thead> <tr> <th>RCNLD</th> <th>\$439,600</th> </tr> </thead> </table>														RCNLD	\$439,600													
RCNLD	\$439,600																															