

Key: 5020

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.460

LEG
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LAND

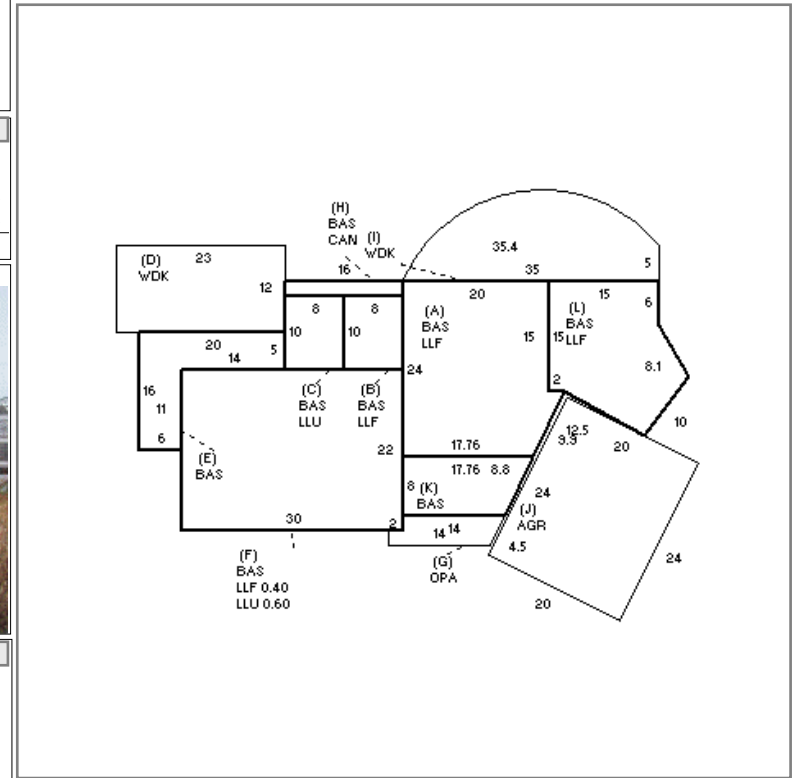
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--|---|----------|------|------------|------|------------|--------------|-----------------|-----|------|------------|-----------|
| MAILLET ALAN & JULIANE 60 EEL RIVER RD S CHATHAM, MA 02659 | | | | 4C-45-SM7 | | | | 60 EEL RIVER RD | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| MAILLET ALAN & JULIANE | | | | 03/16/2021 | QS | 1,630,000 | 33899-168 | | | | | |
| JEANNE MCKENNA REVOCABLE | | | | 09/26/2018 | A | 1 | 31556-307 | | | | | |
| MCKENNA JEANNE | | | | 01/24/2011 | QS | 840,000 | 25206-238 | | | | | |
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 25,300 | SC | 1.00 | 1.00 | 1,759,200 | 1.46 | 1.00 | CF2 | 4.80 | | 1,489,820 |

| 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 | % |
| 19-496 | 07/12/2019 | 14 | DECK | 30,000 | 02/21/2020 | TCK | 100 | 100 |
| 16-266 | 05/04/2016 | 3 | Renovations | 185,000 | 07/17/2018 | WFF | 100 | 100 |
| 15-733 | 11/17/2015 | 12 | INSULATION | 2,200 | 05/31/2016 | WFF | 100 | 100 |
| | 01/24/2004 | 50 | Meas & List | | | RRC | 100 | 100 |
| 03-234 | 05/22/2003 | 14 | DECK | 2,500 | | | 100 | 100 |

DET
ACHED

| TOTAL | 25,300 SF | ZONING | R20 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|---------------|----------------------------------|----------|---------|---------|----------|-----------|-----------|
| Nbhd | SOUTH CHATHAM | NOTE RIVER FRONT/TAYLORS POND | | | | LAND | 1,489,800 | 1,241,500 |
| Inf1 | 100 | | BUILDING | 779,600 | 654,300 | | | |
| Inf2 | 100 | | DETACHED | 2,900 | 2,800 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 2,272,300 | 1,898,600 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|-------|
| WDK | A | 1.00 | 10 0.90 10X11 | 2019 | 110 | 16.60 | 1,600 |
| STR | A | 1.00 | 10 0.90 4X12 | 2019 | 48 | 30.00 | 1,300 |



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| BUILDING | CD | ADJ | DESC | MEASURE | 2/17/2022 | TCK |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 2/17/2022 | EST |
| STYLE | 8 | 0.95 | CONTEMPORARY [100%] | REVIEW | 3/2/2022 | EMZ |
| QUALITY | + | 1.20 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS
LLF= FAM RM, BDRM, 2 BTHS, OFFICE
INFO @ DOOR 2/17/22

| YEAR BLT | 1955 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 917,129 |
|------------|-------|------------|-------|--------------|----|---------------|------|-----|-----|-----------------|-----------------|-------|----------|-----------|---------|----------------|-----------|
| NET AREA | 1,916 | DETAIL ADJ | 0.978 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | LLF | N | LOWER LEVEL FIN | 1,115 | | 195.38 | 217,854 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$479 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | + | BAS | L | BAS AREA | 192 | 1995 | 265.49 | 50,975 | EXTERIOR | G |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | LLU | N | LOWER LEVEL UN | 476 | | 149.59 | 71,206 | INTERIOR | G |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | + | WDK | N | WOOD DECK | 614 | | 70.08 | 43,030 | KITCHEN | G |
| | | | | FLOOR COVER | 12 | HARDWD/SOFTWD | 1.00 | E | BAS | L | BAS AREA | 166 | 1992 | 265.50 | 44,072 | BATHS | A |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | F | BAS | L | BAS AREA | 660 | 1955 | 265.50 | 175,228 | HEAT | U |
| | | | | HEATING/COOL | 9 | WARM/COOL AIR | 1.03 | G | OPA | N | OPEN PORCH | 56 | | 91.33 | 5,114 | ELECT | U |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | H | CAN | N | CANOPY | 32 | | 52.31 | 1,674 | | |
| | | | | | | | | J | AGR | N | ATTACHED GARAGE | 480 | | 94.38 | 45,301 | | |
| | | | | | | | | + | BAS | L | BAS AREA | 606 | 1982 | 265.50 | 160,890 | EFF.YR/AGE | 2007 / 15 |
| | | | | | | | | L | BAS | L | BAS AREA | 292 | 1991 | 265.50 | 77,525 | COND | 15 15 % |
| | | | | | | | | GFP | O | GAS LOG/FP/E FP | 1 | | 7,466.40 | 7,466 | FUNC | 0 | |
| | | | | | | | | ODS | O | OUT DOOR SHWR-A | 1 | | 1,772.40 | 1,772 | ECON | 0 | |
| | | | | | | | | | | | | RCNLD | | \$779,600 | DEPR | 15 % GD 85 | |