Key: 5358

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5,809

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LOHR SCOTT & MAKSIM VALAU LOHR MARI JANE S 260 TANGLEWOOD DR S CHATHAM, MA 02659	4H-6B-T18	260 TANGLEWOOD DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LOHR SCOTT & MAKSIM VALAU	04/25/2016	QS	308,000	29600-13
HAYDEN JOHN	01/09/2002	A	205,000	14680-178

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	%
20-290	11/30/2020	3	Renovations	5,000	03/29/2022	TCK	100	100
20-41	09/23/2020	3	Renovations	35,000	03/29/2022	TCK	100	100
21-208	03/16/2020	4	Outbuildings	2,000	04/26/2021	TCK	100	100
18-419	06/04/2018	3	Renovations	500	02/12/2019	TCK	100	100
	08/15/2016	98	SALES QUESTI				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,020	MC 1.00	100 1.00	100 1.00	256,550	1.77	100 1.00	TNG 0.70			209,190

TOTAL	20,020 SF	ZONING	R60	FRNT	245

Nbhd	MID CHATHAM
Infl1	100
Infl2	100

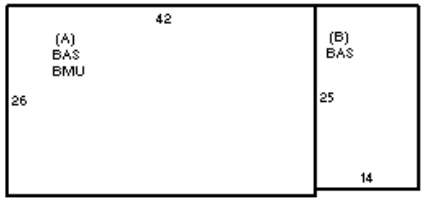
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	209,200	174,300
BUILDING	367,100	334,100
DETACHED	1,200	1,200
OTHER	0	0
TOTAL	**577,500**	**509,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X12 IRR	2020	96	14.26	1,200

PHOTO 03/29/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/25/2019	NF
LIST	9/25/2019	EST
REVIEW	4/18/2022	MR

YEAR BLT	1976	SIZE ADJ	1.000
NET AREA	1,442	DETAIL ADJ	0.892
$NLA(RCN)	$296	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$4,282
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	1	HARDWOOD	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	BMU	N	BSMT UNFINISHED	1,092		70.99	77,523
A	BAS	L	BAS AREA	1,092	1976	233.06	254,503
B	BAS	L	BAS AREA	350	2020	233.06	81,571
	F11	O	FPL 1S 1OP	1		7,477.00	7,477
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	426,833

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2008 / 14		
COND	14	14 %	
FUNC	0		
ECON	0		
DEPR	14	% GD	86
RCNLD	$367,100		