

Key: 5428

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.882

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MACKLIN JUSTIN & JAMES IV 235 HIGH ST HINGHAM, MA 02043				5C-26C-K07				115 PORT VIEW RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MACKLIN JUSTIN & JAMES IV				03/29/2019	A	100	31921-50				
MACKLIN JAMES AKA MACKLIN				05/11/2016	A	1	29643-339				
115 PORT VIEW ROAD REALTY				01/24/2014	A	1	27950-310				

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	%
21-170	03/02/2020	12	INSULATION	2,200	04/16/2021	NF	100	100
11-262	05/11/2012	61	Inspect/Revi		05/11/2012	MR	100	100
	06/30/2011	3	Renovations	50,000	04/27/2012	MR	100	100
	11/24/2010	51	Meas			CS	100	100
99-423	10/01/1999	99	n/a	4,500			100	100


LAND

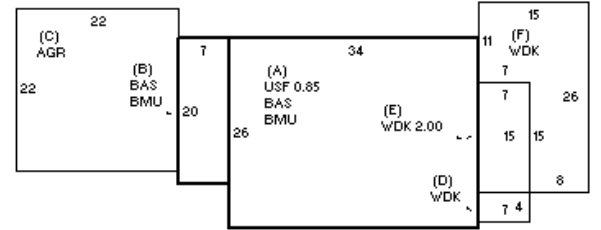
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,790	SC	1.00	100	1.00	100	1.00	R08	2.00		570,570

TOTAL	14,790 SF	ZONING	R20	FRNT	94	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	570,600	475,500
Inf1	100		BUILDING	597,300	543,500			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,167,900	1,019,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								02/18/2022





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/18/2022	TCK
MODEL	1		RESIDENTIAL	LIST	2/18/2022	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	3/2/2022	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	719,645
NET AREA	1,775	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,024		86.36	88,433		
\$NLA(RCN)	\$405	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,024	1976	315.23	322,795		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	751	1976	267.48	200,880		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	AGR	N	ATTACHED GARAGE	484		94.27	45,629		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	523		70.08	36,652		
				INT. FINISH	2	DRYWALL	1.00	F22	O	FPL 2S 2OP	1			17,436.00	17,436		
				HEATING/COOL	11	HT-WT/COOL AIR	1.05	ODS	O	OUT DOOR SHWR-A	1			1,772.40	1,772		
				FUEL SOURCE	2	GAS	1.00										

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

EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83

RCNLD	\$597,300
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