

Key: 5480

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.935

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
LYONS III JOHN F & LYONS CAROLINE F 10 SCOTLAND DR ANDOVER, MA 01810				5D-13F-C15				11 CREST CIR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LYONS III JOHN F & LYONS				08/27/2020	QS	1,225,000	(223512)					
SHERMAN MARK M & JANE L				06/14/2006	QS	950,000	(180310)					
MANCINI JOHN F & MARGARET				10/11/1996	QS	225,000	(142312)					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,810	SC	1.00	100	916,250	1.12	100	1.00	VW8	2.50	819,920

LAND

TOTAL	34,810 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE ON MARSH				LAND	819,900	683,200
Inf1	100		BUILDING	930,800	847,200			
Inf2	100		DETACHED	2,500	2,400			
						OTHER	0	0
<b>TOTAL</b>							<b>1,753,200</b>	<b>1,532,800</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	1999	120	13.29	1,100
PTD	A	1.00	20 0.80		154	11.30	1,400



BUILDING

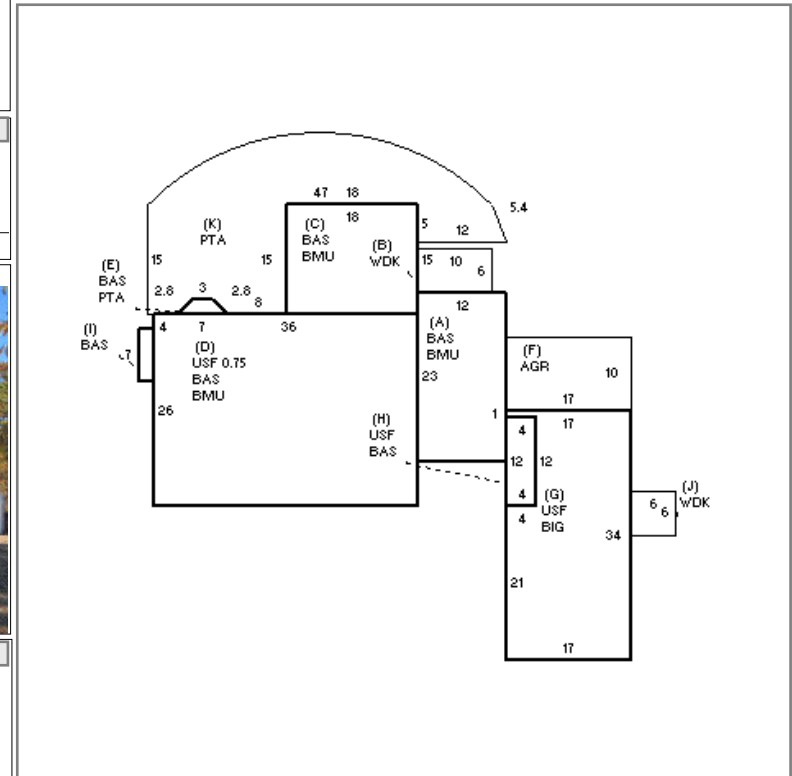
BUILDING	CD	ADJ	DESC	MEASURE	11/8/2021	TCK
MODEL	1		RESIDENTIAL	LIST	11/8/2021	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	12/17/2021	MR
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
broderline G FIRE PIT + Recessed Lighting

BUILDING

YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,834	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$353	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	UNITS	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00
ROOMS	9	ADJ	1.00	FLOOR COVER	14	HARDWD/ASPH TL	1.00
BEDROOMS	4		1.00	INT. FINISH	2	DRYWALL	1.00
FULL BATHS	3		1.00	HEATING/COOL	9	WARM/COOL AIR	1.03
1/2 BATHS	1		1.00	FUEL SOURCE	2	GAS	1.00
FIXTURES	11	\$10,877					
UNITS	1	1.00					

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	%
09-240	10/08/2020	98	SALES QUESTI	100				
	01/26/2010	51	Meas			CE	100	100
	07/07/2009	3	Renovations	20,000	01/26/2010		100	100
07-574	02/26/2008	50	Meas & List			RRC	100	100
	11/21/2007	11	Window Rplc	5,000	02/26/2008		100	100



TOTAL RCN	1,000,888
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2015 / 7
COND	7.7 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$930,800

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,482		80.35	119,074
+	WDK	N	WOOD DECK	96		70.08	6,727
C	BAS	L	BAS AREA	270	2002	286.78	77,431
+	USF	L	UP-STRY FIN	750	1982	243.34	182,508
+	PTA	N	PATIO/STOOP	664		21.48	14,263
F	AGR	N	ATTACHED GARAGE	170		90.93	15,458
G	BIG	N	BUILT-IN GARAGE	530		90.93	48,194
G	USF	L	UP-STRY FIN	530	2002	243.34	128,972
+	BAS	L	BAS AREA	1,284	1982	286.78	368,227
	F21	O	FPL 2S 1OP	1		12,451.20	12,451
	GFP	O	GAS LOG/FP/E FP	2		7,465.80	14,932
	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772