

Key: 5514

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.969

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
27 MAST HILL ROAD TRUST COLLINS KATHLEEN S TRUSTEE 27 MAST HILL RD HINGHAM, MA 02043				5D-32-G6				55 CRANBERRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
27 MAST HILL ROAD TRUST				12/21/2017	A	1	30979-53				
COLLINS KATHLEEN S				06/05/2017	U	360,000	30535-338				
MACDONNELL MARTIN				02/04/1999	99	128,000	12043-129				

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	%
18-237	03/28/2018	3	Renovations	2,900	02/21/2019	TCK	100	100
	10/20/2017	98	SALES QUESTI				0	0
	03/12/2009	50	Meas & List			RRC	100	100
1996169	07/01/1996	99	n/a				100	100
SEPT 96-10	04/26/1996	99	n/a				100	100

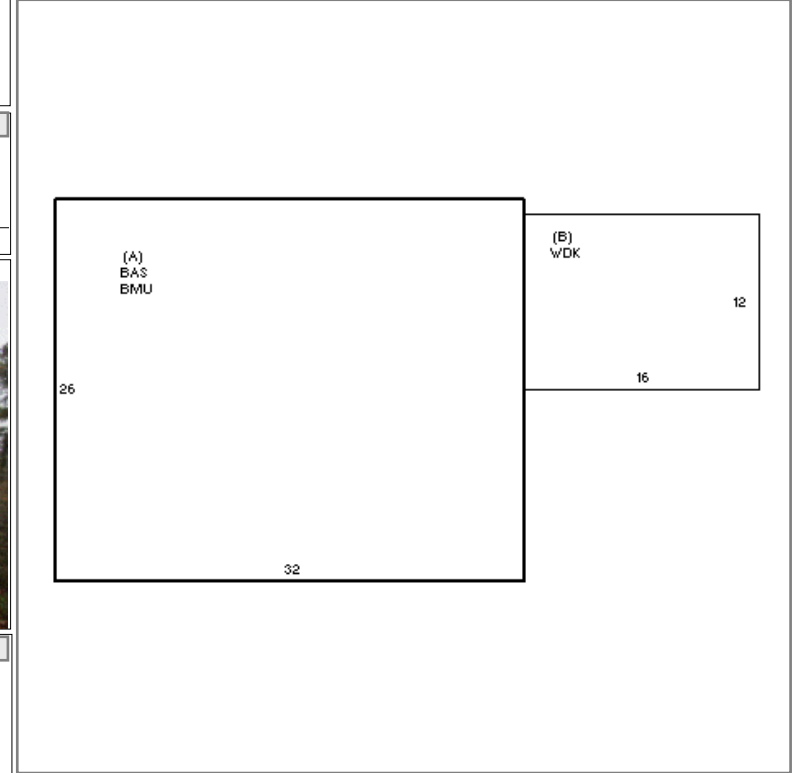
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,871	SC	1.00	DR	1.00	100	1.00	R03	1.30		354,560

TOTAL	10,871 SF	ZONING	R20	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	354,600	295,500
Inf1	DIRT ROAD		BUILDING	209,800	193,700			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	564,400	489,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/22/2021	TCK
MODEL	1		RESIDENTIAL	LIST	11/22/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	12/27/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	304,121
NET AREA	832	DETAIL ADJ	0.892	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		75.72	63,003		
\$NLA(RCN)	\$366	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	832	1972	271.98	226,287		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	192		58.40	11,213		
				ROOF COVER	1	ASPH/CMP SHIN	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477		
				FLOOR COVER	14	HARDWD/ASPH TL	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	11	HT-WT/COOL AIR	1.05										
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD	TOTAL RCN
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	

EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$209,800