

Key: 5519

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.974

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BIFANO COREY & KATHERINE 7 MEADOW LN SANDWICH, MA 02563				5D-37-G13				44 CRANBERRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BIFANO COREY & KATHERINE				08/29/2016	QS	500,000	29895-331				
WOLFBERG JENNIFER N				08/14/2009	QS	435,000	23967-160				
KERWIN PATRICIA A				03/14/1989	A	1	6658-94				

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	%
11-338	01/26/2018	3	Renovations		01/26/2018	APK	100	100
	12/09/2016	98	SALES QUESTI				0	0
	09/13/2011	10	Reroof	10,000	04/27/2012	MR	100	100
	03/05/2005	50	Meas & List			RRC	100	100
000000749	11/19/2004	3	Renovations	30,000			100	100

LAND

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	N O T E	dirt rd			LAND	354,600	295,500
Inf1	DIRT ROAD		LAND	535,800	487,800			
Inf2	100		DETACHED	1,000	900			
			OTHER	0	0			
						<b>TOTAL</b>	<b>891,400</b>	<b>784,200</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 10X10		100	14.06	1,000

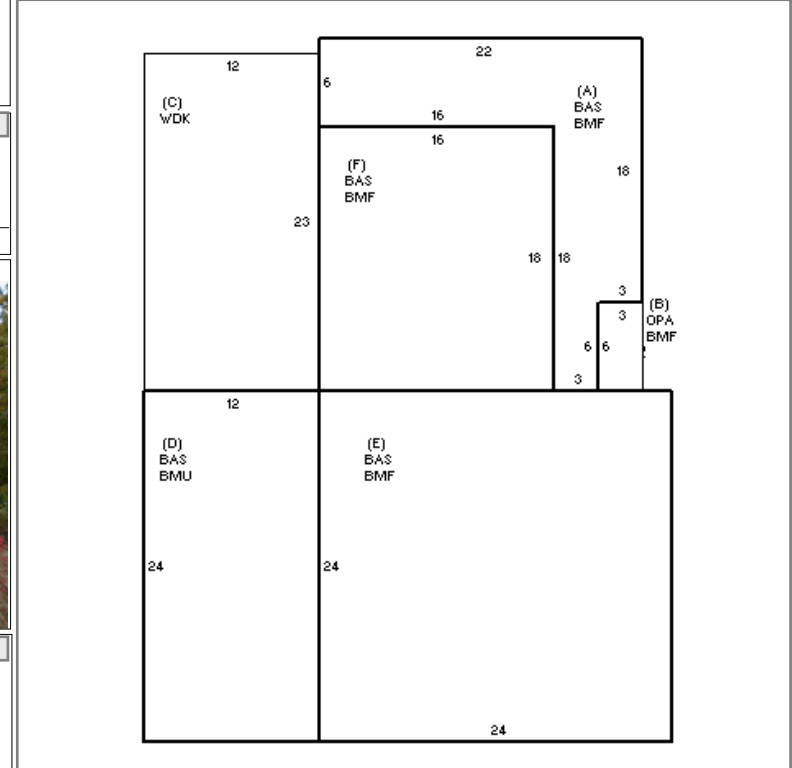


PHOTO 10/23/2012

BLDG COMMENTS  
BMF=2BDRMS,1F.BATH,M INTERIOR IS SUPERIOR TO EXTERIOR

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/26/2016	APK
MODEL	1		RESIDENTIAL	LIST REVIEW	9/26/2016	APK
STYLE	1	0.85	RANCH [100%]			
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,374	DETAIL ADJ	0.875	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$433	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00
ROOMS	0	1.00		FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00
FULL BATHS	2	1.00		HEATING/COOL	9	WARM/COOL AIR	1.03
1/2 BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00
FIXTURES	9	\$7,560					
UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	595,382
+	BMF	N	BSMT FINISH-SEP	1,104		130.32	143,873	CONDITION ELEM CD	
+	BAS	L	BAS AREA	510	1984	277.26	141,401	EXTERIOR	G
B	OPA	N	OPEN PORCH	18		91.33	1,644	INTERIOR	V
C	WDK	N	WOOD DECK	276		70.08	19,342	KITCHEN	V
D	BMU	N	BSMT UNFINISHED	288		108.58	31,270	BATHS	V
+	BAS	L	BAS AREA	864	1950	277.26	239,549	HEAT	U
	F11	O	FPL 1S 1OP	1		8,972.40	8,972	ELECT	U
	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772		

EFF.YR/AGE	2012 / 10	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD	\$535,800	