

Key: 5583

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.040

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CLARK CHRISTOPHER A NOW 2256 MAIN ST NOM TR 2224 MAIN ST S CHATHAM, MA 02659				5E-14-13				2256 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
2256 MAIN ST NOM TR				08/28/2023	A	1 35960-222					
CLARK CHRISTOPHER A				08/25/2008	A	1 23120-111					
LEWIS A CLARK JR TRUST				10/17/2006	A	1 21441-256					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3300	100	AUTO SALES/SERV				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
14-597	10/07/2014	10	Reroof	2,800	05/19/2015	MW	100	100
98-O-012	02/01/1998	99	n/a				100	100
92-831		99	n/a	1,500			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	42,651	CI	1.00	100	1.00	100	1.00	MS2	1.10		454,770

DETACHED

TOTAL	42,651 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	NOTE			LAND	454,800	413,400	
Inf1	100		BUILDING	99,800	91,800			
Inf2	100		DETACHED	8,500	8,200			
			OTHER	0	0			
						TOTAL	563,100	513,400

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
LH1	A	1.00	20 0.80	1988	1	2,291.80	1,800	
SHF	A	1.00	30 0.70	1978	520	10.28	3,700	
APV	A	1.00	70 0.30	1988	5,000	2.00	3,000	

BLDG COMMENTS
CLARKS AUTO SERVICE

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	5		CIM	
STYLE	52	1.15	SERVICE GARAGE [100%]	LIST
QUALITY	A	1.00	AVERAGE [100%]	REVIEW
FRAME	2	1.00	MASONRY [100%]	5/27/2015 TD

YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	207,910					
NET AREA	1,790	DETAIL ADJ	1.005	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,790	1968	109.19	195,451	CONDITION ELEM CD						
\$NLA(RCN)	\$116	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98		LFT	O	LIFT	2		6,229.50	12,459	EXTERIOR						
				ROOF SHAPE	1	GABLE	1.00											INTERIOR				
				ROOF COVER	1	ASPH/CMP SHIN	1.00											CDN/APP				
				FLOOR COVER	9	CONCRETE	0.95											EFF.YR/AGE		1961 / 61		
				INT. FINISH	6	MINIMUM	0.95											COND		52 52 %		
				HEATING/COOL	1	FORCED AIR	1.00											FUNC		0		
				FUEL SOURCE	1	OIL	1.00											ECON		0		
																				DEPR		52 % GD 48
																				RCNLD		\$99,800