

Key: 5696

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.158

LEGAL

LAND

DETACHED

BUILDING

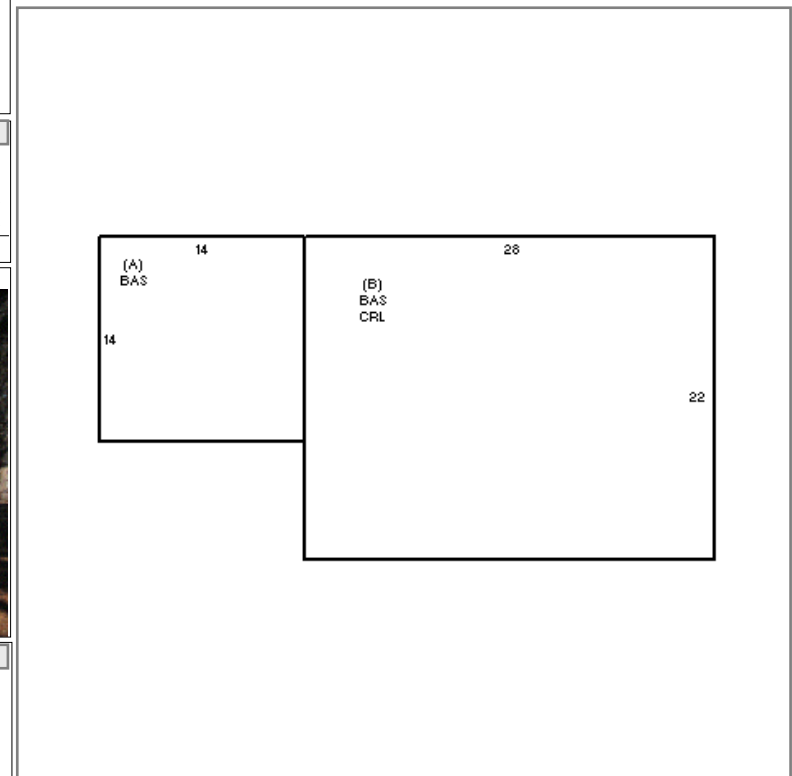
CURRENT OWNER				PARCEL ID				LOCATION			
LYNN REALTY TRUST LYNN HERBERT & PHYLLIS TRSTES 18 OAKRIDGE RD WELLESLEY, MA 02181-2504				6B-19-G125				94 NANTUCKET DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LYNN REALTY TRUST				03/08/1994	A		1 9084-4				

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	%
000000428	03/24/2005	50	Meas & List			RRC	100	100
P2004313	06/21/2004	99	n/a	4,200			100	100
1994252	06/04/2004	99	n/a				100	100
	10/31/1994	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	8,300	SC	1.00	1.00	916,250	3.76	1.00	R10	2.50		656,420

TOTAL	8,300 SF	ZONING	R20	FRNT	90	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE Ocn Wv OBSTRUCTED	LAND		656,400	547,000		
Inf1	100		BUILDING		121,300	110,400		
Inf2	100		DETACHED		800	800		
			OTHER		0	0		
TOTAL				778,500	658,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X8		64	16.25	800



BUILDING	CD	ADJ	DESC	MEASURE	2/10/2022	TCK
MODEL	1		RESIDENTIAL	LIST	2/10/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	2/28/2022	EMZ
QUALITY	-	0.80	MINUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	189,504			
NET AREA	812	DETAIL ADJ	0.850	FOUNDATION	3	FOUND WALL	1.00	+	BAS	L	BAS AREA	812	1951	209.05	169,751	CONDITION ELEM	CD			
\$NLA(RCN)	\$233	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	CRL	N	CRAWL SPACE	616		19.71	12,139	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		5,981.60	5,982	INTERIOR	A			
				ROOF COVER	1	ASPH/CMP SHIN	1.00									KITCHEN	A			
				FLOOR COVER	32	CARPET/SOFTWD	1.00									BATHS	A			
				INT. FINISH	5	OTHER	1.00									HEAT	A			
				HEATING/COOL	2	HOT WATER	1.00									ELECT	A			
				FUEL SOURCE	2	GAS	1.00													
																		EFF.YR/AGE	1968 / 54	
																		COND	36 36%	
																		FUNC	0	
																		ECON	0	
																		DEPR	36 % GD 64	
																		RCNLD	\$121,300	