

Key: 5737

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.201

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SOUNDVIEW REAL ESTATE ENTERPRISES LLC PO BOX 418 W CHATHAM, MA 02669-0418				6C-114-S24				27 SOUNDVIEW AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SOUNDVIEW REAL ESTATE ENT				02/10/2020	A	1 32678-240		1 30252-158			
LEAHY WILLIAM A JR				01/23/2017	A	1 30252-158		1 30252-158			
LEAHY WILLIAM A SR				09/07/2016	O	455,000		29915-137			

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	%
20-310	06/28/2021	14	DECK	10,000	03/18/2022	TCK	100	100
17-349	05/18/2017	3	Renovations		07/18/2018	WFF	100	100
	04/18/2017	3	Renovations		04/18/2017	APK	100	100
	03/13/2009	50	Meas & List			RRC	100	100
98-449	11/01/1998	99	n/a	80,000			100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,750	SC	1.00	1.00	1.00	1.00	586,400	4.49	100	1.00	R05 1.60	408,330

TOTAL	6,750 SF	ZONING	R20	FRNT	75	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	408,300	340,300
Inf1	100		BUILDING	451,300	415,200			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
TOTAL							859,600	755,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	2/3/2022	TCK
MODEL	1		RESIDENTIAL	LIST	4/18/2017	APK
STYLE	4	1.00	CAPE [100%]	REVIEW	3/31/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

28

(B) WDK

12

28

(A)
USF 0.75
BAS
LLF 0.90
LLU 0.10

28

YEAR BLT	1999	SIZE ADJ	1.000
NET AREA	1,372	DETAIL ADJ	1.030
\$NLA(RCN)	\$361	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		2	1.00
FULL BATHS		2	1.00
1/2 BATHS		0	1.00
FIXTURES		6	\$4,944
UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UN	78		140.22	10,937
EXT. COVER	1	WOOD SHINGLE	1.00	A	LLF	N	LOWER LEVEL FIN	706		183.14	129,296
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BAS AREA	784	1999	248.86	195,103
ROOF COVER	1	ASPH/CMP SHIN	1.00	A	USF	L	UP-STRY FIN	588	1999	211.16	124,163
FLOOR COVER	1	HARDWOOD	1.00	B	WDK	N	WOOD DECK	336		58.40	19,622
INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,376.00	10,376
HEATING/COOL	9	WARM/COOL AIR	1.03		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	495,918
CONDITION ELEM	
EXTERIOR	A
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	U
ELECT	A
EFF.YR/AGE 2014 / 8	
COND	8 8 %
FUNC	1 UC-DECK
ECON	0
DEPR	9 % GD 91
RCNLD	\$451,300