

Key: 5847

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.311

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PHINNEY DONALD M & MELANIE F 55 EILEEN RD CHATHAM, MA 02633				6D-11-G23				55 EILEEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PHINNEY DONALD M & MELANI				12/05/2011	QS	380,000	25895-34				
LILLIAN MURPHY ETAL				04/09/2003	A	16720-210	1				
MAGUIRE				06/13/1973	N	1878-68	1				

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	%
22-542	06/23/2022	10	Reroof	6,980	03/30/2023	NF	100	100
		8	Cyc. Reinsp.		11/09/2021	TCK	100	100
20-446	01/25/2021	4	Outbuildings	3,300	11/09/2021	TCK	100	100
18-228	03/27/2018	3	Renovations	23,921	05/23/2019	TCK	100	100
14-254	05/09/2014	3	Renovations	16,000	04/09/2015	MW	100	100

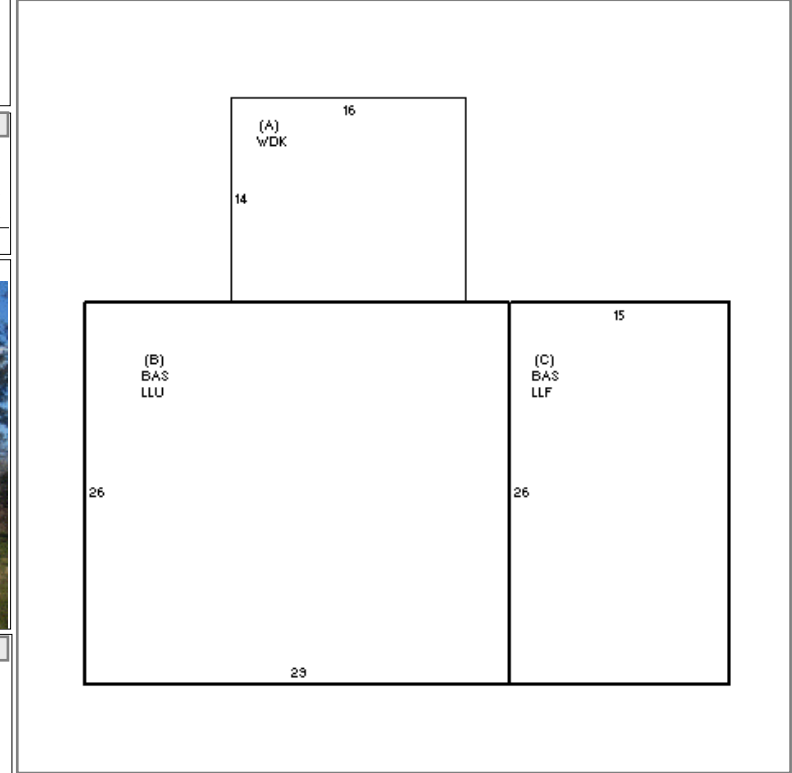
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,800	SC	1.00	1.00	476,450	2.43	1.00	R03	1.30		367,070

TOTAL	13,800 SF	ZONING	R20	FRNT	108	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	367,100	305,900
Inf1	100		BUILDING	300,500	277,400			
Inf2	100		DETACHED	1,100	1,000			
			OTHER	0	0			
TOTAL			668,700	584,300				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X10	2021	80	15.24	1,100



BLDG COMMENTS
LLF= FAM RM/BATH
INFO @ DOOR 11/9/21



BUILDING	CD	ADJ	DESC	MEASURE	11/9/2021	TCK
MODEL	1		RESIDENTIAL	LIST	11/9/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/14/2023	EMZ
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
NET AREA	1,144	DETAIL ADJ	0.892	FOUNDATION	4	FLR & WALL	1.00	A	WDK	N	WOOD DECK	224		58.40	13,082
\$NLA(RCN)	\$370	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	LLU	N	LOWER LEVEL UN	754		120.29	90,698
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,144	1972	213.49	244,232
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	LLF	N	LOWER LEVEL FIN	390		157.11	61,274
				FLOOR COVER	31	CARPET/HARDWD	1.00	F11	O	FPL 1S 1OP	1			7,477.00	7,477
				INT. FINISH	2	DRYWALL	1.00	ODS	O	OUT DOOR SHWR-A	1			1,477.00	1,477
				HEATING/COOL	11	HT-WT/COOL AIR	1.05								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	423,235	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	G
		BATHS	A
		HEAT	A
		ELECT	A
EFF.YR/AGE		1975 / 47	
COND	29	29 %	
FUNC	0		
ECON	0		
DEPR	29	% GD	71
RCNLD	\$300,500		