Key: 5882

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6,346

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SANDQUIST DANA R & LYNN F 173 LINCOLN ST N EASTON, MA 02356-1728	6D-2H-H6	5 JOHN ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SANDQUIST DANA R & LYNN F	04/19/2018	QS	960,000	31211-103
MURPHY DANIEL G & KATHLEE	12/27/2010	A	1	25125-297
MURPHY DANIEL	08/13/2009	QS	710,000	23961-20

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	%
19-211	04/03/2019	10	Reroof	18,600	02/14/2020	TCK	100	100
	03/20/2017	3	Renovations		03/20/2017	APK	100	100
	01/11/2011	51	Meas			CE	100	100
91-275		2	Additions	130,000	01/11/2011		100	100
10-042	02/09/2010	3	Renovations	50,000	01/11/2011		100	100

LAND

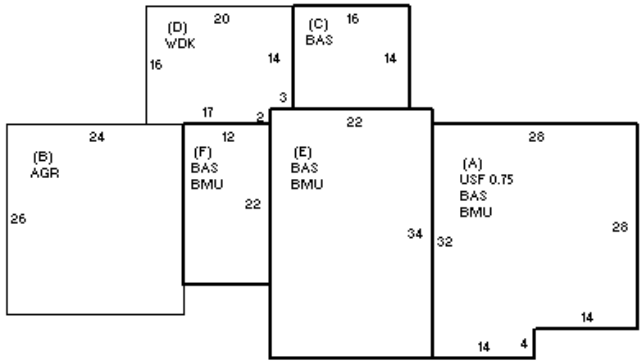
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,866	SC 1.00	100 1.00	100 1.00	586,400	1.71	100 1.00	R05 1.60			481,320

TOTAL	20,866 SF	ZONING	R20	FRNT	0

Nbhd	SOUTH CHATHAM
Infl1	100
Infl2	100

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	481,300	401,100
BUILDING	928,800	845,300
DETACHED	1,800	1,700
OTHER	0	0
TOTAL	**1,411,900**	**1,248,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A 1.00	20 0.80	16' ROUND		201	11.30	1,800

PHOTO 02/14/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	+	1.20	PLUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/9/2021	TCK
LIST	11/9/2021	EST
REVIEW	12/17/2021	MR

YEAR BLT	1991	SIZE ADJ	1.000
NET AREA	2,706	DETAIL ADJ	1.050
$NLA(RCN)	$377	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
FULL BATHS	3	1.00
1/2 BATHS	0	1.00
FIXTURES	10	$10,080
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	13	HARDWD/CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,852		77.67	143,851
A	USF	L	UP-STRY FIN	630	2010	249.69	157,302
B	AGR	N	ATTACHED GARAGE	624		91.87	57,328
+	BAS	L	BAS AREA	1,812	1991	294.26	533,194
D	WDK	N	WOOD DECK	314		70.08	22,006
F	BAS	L	BAS AREA	264	1991	294.26	77,684
	F22	O	FPL 2S 2OP	1		17,436.00	17,436
	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	1,020,653

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	G
BATHS	V
HEAT	A
ELECT	A

EFF.YR/AGE	2013 / 9	
COND	9	9 %
FUNC	0	
ECON	0	
DEPR	9	% GD 91
RCNLD		$928,800