

Key: 5890

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.354

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
43 JOHN STREET CHATHAM TRUST NOW WIGNARAJAH NARESH & JENNIFER 12 MAY ST JAMAICA PLAIN, MA 02130				6D-2R-H15				43 JOHN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WIGNARAJAH NARESH & JENNI				02/28/2023	QS	1,525,000	35658-3				
43 JOHN STREET CHATHAM TR				02/12/2014	A	1	27984-149				
THOMASCH JAMES G & CHRIST				10/10/2006	QS	815,000	21419-236				

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	%
04-069 P2004069 2000098	04/26/2023	98	SALES QUESTI				100	100
	02/02/2005	50	Meas & List			RRC	100	100
	02/18/2004	2	Additions	30,000			100	100
	02/05/2004	2	Additions	26,160			100	100
	03/24/2000	99	n/a				100	100

LAND


CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,138	SC	1.00	1.00	1.00	1.00		R05	1.60		482,300

TOTAL	21,138 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	482,300	401,900
Inf1	100		BUILDING	809,300	703,600			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
		TOTAL	1,291,600	1,105,500				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/09/2021



(E) BAS BMU	18	(B) WDK	16
(D) USF 0.75 BAS BMU	38	(C) USF 0.50 BAS BMU	6
(A) USF 0.50 AGR	24	23	24

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/9/2021	TCK
MODEL	1		RESIDENTIAL	LIST	11/9/2021	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	12/17/2021	MR
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2000	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	909,274
NET AREA	2,548	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	A	AGR	N	ATTACHED GARAGE	576		92.60	53,339		
\$NLA(RCN)	\$357	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	288	2004	246.78	71,074		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	288		70.08	20,183		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BMU	N	BSMT UNFINISHED	1,450		80.68	116,987		
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BAS AREA	1,450	2000	290.83	421,709		
				INT. FINISH	2	DRYWALL	1.00	+	USF	L	UP-STRY FIN	810	2000	246.78	199,894		
				HEATING/COOL	9	WARM/COOL AIR	1.03	F21	O	FPL 2S 1OP	1			12,451.20	12,451		
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHWR-A	1			1,772.40	1,772		

TOTAL RCN	909,274
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	A
EFF.YR/AGE	2011 / 11
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$809,300