Key: 5896

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6,360

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCCRACKEN MATTHEW J & DANIEL J **19 COLONIAL WAY** **REHOBOTH, MA 02769**	**6D-30-21**	**39 HAPPY VALLEY RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCCRACKEN MATTHEW J & DAN	05/11/1990	A		7156-240
MCCRACKEN	10/27/1967	A		1384-1096

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	%
	02/16/2009	50	Meas & List			RRC	100	100

LAND

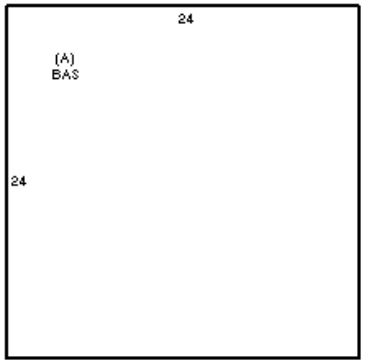
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,662	SC 1.00	100 1.00	100 1.00	586,400	5.23	100 1.00	R05 1.60			398,740

TOTAL	5,662 SF	ZONING	R20	FRNT	0

Nbhd	SOUTH CHATHAM
Infl1	100
Infl2	100

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	398,700	290,700
BUILDING	48,600	41,700
DETACHED	0	0
OTHER	0	0
TOTAL	**447,300**	**332,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/06/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.85	COTTAGE [100%]
QUALITY	M	0.60	MINIMAL [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/6/2021	TCK
LIST	12/6/2021	EST
REVIEW	1/12/2022	EMZ

YEAR BLT	1947	SIZE ADJ	1.000
NET AREA	576	DETAIL ADJ	0.632
$NLA(RCN)	$136	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
FULL BATHS	1	1.00
1/2 BATHS	0	1.00
FIXTURES	3	910.20
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	99	N/A	1.00
EXT. COVER	10	VERT BOARD	0.98
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	7	ROLL	1.00
FLOOR COVER	4	ASPH TILE	1.00
INT. FINISH	6	MINIMUM	0.95
HEATING/COOL	13	NONE	0.80
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	576	1947	132.93	76,568
	ODS	O	OUT DOOR SHWR-A	1		886.20	886

TOTAL RCN	78,365

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1967 / 55	
COND	38	38 %
FUNC	0	
ECON	0	
DEPR	38	% GD 62
RCNLD		$48,600