

Key: 5905

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.369

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KOURAFAS CHRISTOPHER & GAEL 262 GARDNER ST HINGHAM, MA 02043-3749				6D-39-10				139 HAPPY VALLEY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KOURAFAS CHRISTOPHER & GA				01/24/1997	O	39,000	10583-58				

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	%
2000332	02/16/2009	50	Meas & List			RRC	100	100
00-450	10/18/2000	99	n/a				100	100
1999253	09/01/2000	1	New Construc	150,000			100	100
	10/21/1999	99	n/a				100	100

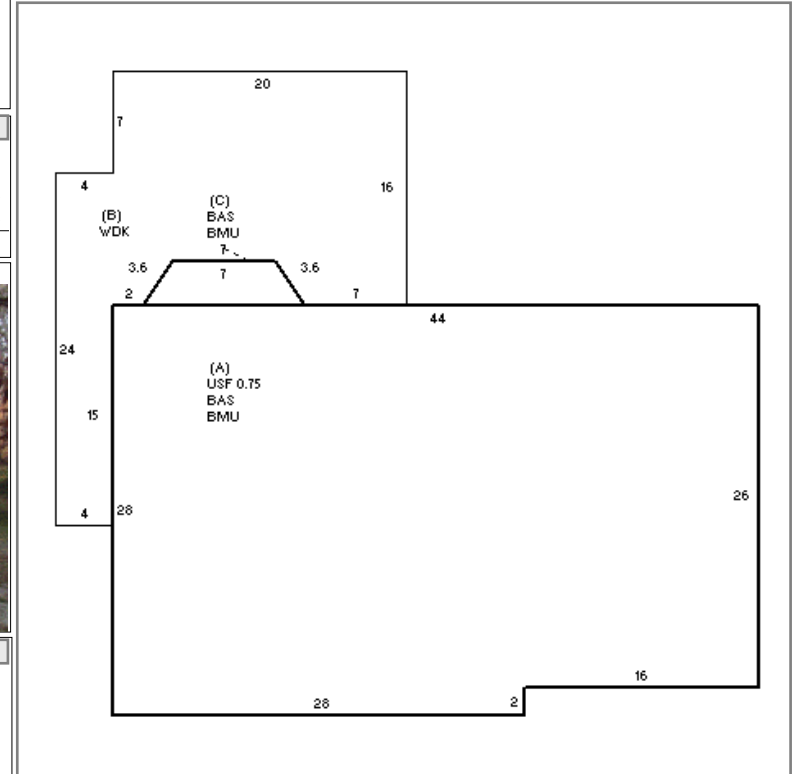
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,830	SC	1.00	1.00	586,400	1.96	1.00	R05	1.60		469,590

TOTAL	17,830 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE K.mc. Says Unbuildable Has new dw fy 2	LAND	469,600	342,400			
Inf1	100		BUILDING	616,300	568,000			
Inf2	100		DETACHED	2,300	2,200			
			OTHER	0	0			
TOTAL				1,088,200	912,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	20 0.80 18' ROUND		254	11.30	2,300



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	12/6/2021	TCK
MODEL	1		RESIDENTIAL	LIST	12/6/2021	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	1/12/2022	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2001	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	2,127	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,227		83.19	102,070	
\$NLA(RCN)	\$358	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,227	2001	305.06	374,310	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	900	2001	258.85	232,969
STORIES	1.75	1.00	ROOF COVER	1	ASP/CMP SHIN	1.00	1.00	B	WDK	N	WOOD DECK	389		70.08	27,262	
ROOMS	7	1.00	FLOOR COVER	16	HARDWD/OTHER	1.00	1.00		F21	O	FPL 2S 1OP	1		12,451.20	12,451	
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	1.00		ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772	
FULL BATHS	3	1.00	HEATING/COOL	11	HT-WT/COOL AIR	1.05	1.05									
1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00	1.00									
FIXTURES	10	\$10,080														
UNITS	1	1.00														

TOTAL RCN	760,914
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2003 / 19
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$616,300