

Key: 5933

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.397

LEGALS AND

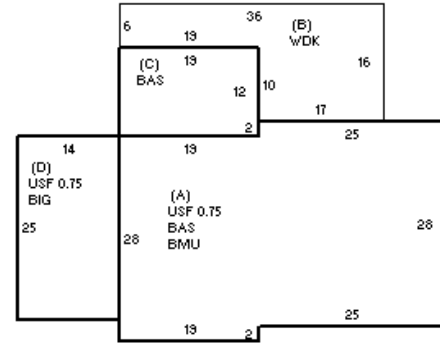
CURRENT OWNER				PARCEL ID				LOCATION			
CANESTRARO JOHN M & NANCY L HALLEN PO BOX 316 N GRAFTON, MA 01536				6D-66-C32				3 BARN SWALLOW LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CANESTRARO JOHN M & NANCY				10/28/2011	U	337,500	(195535)				
MCHORNEY GEORGE R & JOHN				02/28/1983	QS	87,900	(91085)				

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	%
21-1172	01/04/2022	3	Renovations	30,000	03/27/2023	NF	100	100
20-212	10/19/2020	3	Renovations	35,000	04/16/2021	NF	100	100
16-083	02/22/2016	3	Renovations	1,100	05/01/2017	NF	100	100
16-075	02/18/2016	77	SOLAR PANELS	40,950	05/01/2017	NF	100	100
	02/17/2009	50	Meas & List			RRC	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,970	SC	1.00	1.00	586,400	2.04	1.00	R05	1.60		466,030

TOTAL	16,970 SF	ZONING	R20	FRNT	106	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE			LAND	466,000	339,800	
Inf1	100		BUILDING	616,800	532,800			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,082,800</b>	<b>872,600</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

31 SOLAR PANELS

DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	11/5/2021	TCK
MODEL	1		RESIDENTIAL	LIST	11/5/2021	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	4/14/2023	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	752,243	
NET AREA	2,647	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,232		69.25	85,318	CONDITION ELEM CD		
\$NLA(RCN)	\$284	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	1,232	1982	241.06	296,989	EXTERIOR	G	
CAPACITY				UNITS	ADJ	ROOF SHAPE	1.00	+	USF	L	UP-STRY FIN	1,187	1982	204.55	242,801	INTERIOR	A	
STORIES	1.75	1.00	ROOF COVER	1	1.00	ASPH/CMP SHIN	1.00	B	WDK	N	WOOD DECK	386		58.40	22,542	KITCHEN	G	
ROOMS	8	1.00	FLOOR COVER	1	1.00	HARDWOOD	1.00	C	BAS	L	BAS AREA	228	2001	241.06	54,962	BATHS	V	
BEDROOMS	5	1.00	INT. FINISH	2	1.00	DRYWALL	1.00	D	BIG	N	BUILT-IN GARAGE	350		82.04	28,714	HEAT	A	
FULL BATHS	3	1.00	HEATING/COOL	9	1.03	WARM/COOL AIR	1.03	F21	O	O	FPL 2S 1OP	1		10,376.00	10,376	ELECT	A	
1/2 BATHS	0	1.00	FUEL SOURCE	2	1.00	GAS	1.00	ODS	O	O	OUT DOOR SHWR-A	1		1,477.00	1,477			
FIXTURES	11	\$9,064																
UNITS	1	1.00																
																EFF.YR/AGE	2004 / 18	
																COND	18 18 %	
																FUNC	0	
																ECON	0	
																DEPR	18 % GD	82
																RCNLD	\$616,800	