

Key: 5994

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.459

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
OBRIEN KEVIN J & KENDRA A 22 HAMPSHIRE RD PEABODY, MA 01960				6E-8-A5				50 VICTORIA DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OBRIEN KEVIN J & KENDRA A				12/28/2017	QS	324,900	30990-290				
TODIS ANDRONIKA				11/30/1973	A		1972-78				

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	%
21-417	07/14/2020	7	No permit		04/27/2021	TCK	100	100
	04/25/2018	98	Window Rplc	13,085	04/27/2021	TCK	100	100
	02/17/2009	50	SALES QUESTI 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	11,755	MC	1.00	100	1.00	100	1.00	R01	0.85		234,460

TOTAL	11,755 SF	ZONING	R20	FRNT	113	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	234,500	206,900
Inf1	100		BUILDING	338,700	308,300			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	573,200	515,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/24/2019	NF
MODEL	1		RESIDENTIAL	LIST	9/24/2019	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	7/2/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,500	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	960		73.08	70,157
\$NLA(RCN)	\$323	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	960	1973	271.96	261,081
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	540	1973	230.77	124,614
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	WDK	N	WOOD DECK	144		58.40	8,410
				FLOOR COVER	1	HARDWOOD	1.00		BMG	O	BSMT GARAGE	1		2,770.00	2,770
				INT. FINISH	25	DRYWLI/OTHER	1.00		F21	O	FPL 2S 1OP	1		10,376.00	10,376
				HEATING/COOL	11	HT-WT/COOL AIR	1.05		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	483,925
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE 1973 / 49	
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$338,700

