

Key: 6205

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.661

LEGAL LAND


CURRENT OWNER				PARCEL ID				LOCATION				
FAHEY JOHN M & HEIDI SHELLY NOW 44 NICKERSON LLC 44 SCHOOL ST 9TH FL BOSTON, MA 02108				7B-41-S17				44 NICKERSON LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
44 NICKERSON LLC				06/20/2023	QS	6,495,000	35850-84					
FAHEY JOHN M & HEIDI SHEL				10/28/2011	QS	1,750,000	25794-158					
44 NICKERSON LANE REALTY				10/27/2011	A	1	25794-154					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,400	WC	1.00	1.00	2,748,750	1.91	100	1.00	WF4	7.50	2,211,990

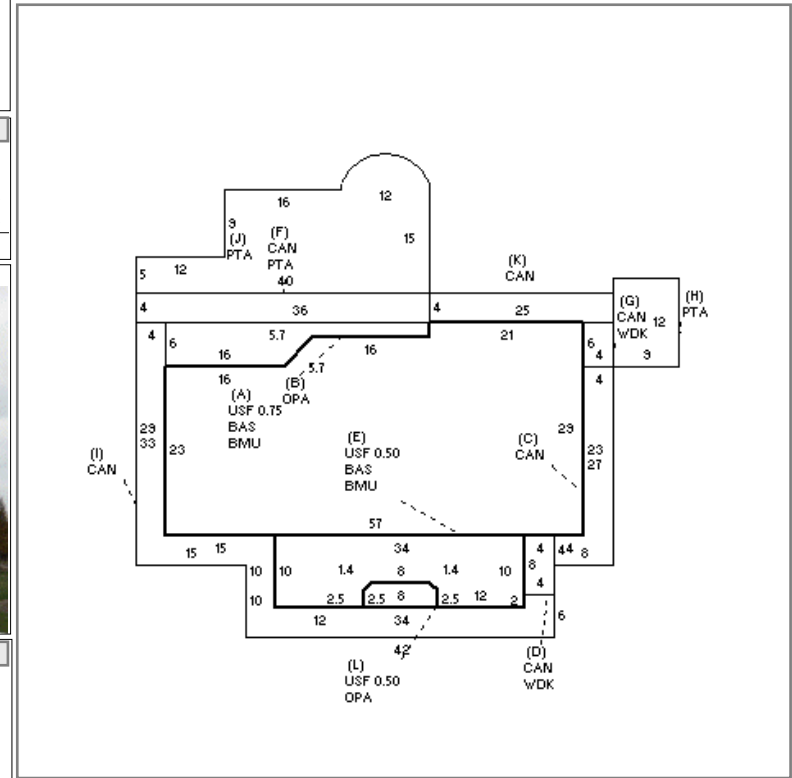
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
12-488	07/14/2023	98	SALES QUESTI		07/03/2013	SF	100	100
		50	Meas & List		07/03/2013	SF	100	100
12-489	10/23/2012	5	Demolitions	10,000	07/03/2013	MR	100	100
	10/23/2012	1	New Construc	850,000	04/16/2014	RRC	100	100
	02/18/2009	50	Meas & List					

LEGAL LAND

TOTAL	18,400 SF	ZONING	R20	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE Ex Ocn&inlet Wv/revetment Right to use Beach				LAND	2,212,000	1,843,200
Inf1	100		LAND	2,464,400	1,969,100			
Inf2	100		OTHER	0	0			
						TOTAL	4,676,400	3,812,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/17/2014
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/3/2013	SF
MODEL	1		RESIDENTIAL	LIST	7/3/2012	SF
STYLE	19	1.30	NEW STYLE [100%]	REVIEW	7/18/2013	MR
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2012	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,621,698
NET AREA	3,117	DETAIL ADJ	1.352	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,815		152.44	276,675		
\$NLA(RCN)	\$841	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,815	2012	728.37	1,321,995		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,302	2012	618.05	804,699		
				ROOF COVER	2	WOOD SHIN	1.01	+	OPA	N	OPEN PORCH	178		178.84	31,833		
				FLOOR COVER	1	HARDWOOD	1.00	+	CAN	N	CANOPY	832		102.46	85,246		
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	56		137.22	7,685		
				HEATING/COOL	9	WARM/COOL AIR	1.03	+	PTA	N	PATIO/STOOP	767		42.06	32,263		
				FUEL SOURCE	2	GAS	1.00	+	GFP	O	GAS LOG/FP/E FP	1		14,621.70	14,622		
									ODS	O	OUT DOOR SHWR-A	1		3,471.00	3,471		

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

EFF. YR/AGE	2016 / 6
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$2,464,400