Key: 6233

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6,690

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
EDWIN A LYNCH III 2015 RT &	7C-18-W1	140 SULPHUR SPRINGS RD
MARIANNE S LYNCH 2015 RT		
140 SULPHUR SPRINGS RD		
CHATHAM, MA 02633		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
EDWIN A LYNCH III 2015 RT	05/12/2017	QS	1,100,000	(212871)
GAMARI SULPHUR SPRINGS RE	06/03/2011	A	1	(194401)
GAMARI SULPHUR SPRINGS RE	03/24/2011	A	10	25335-263

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	%
		8	Cyc. Reinsp.		01/11/2022	TCK	100	100
18-580	07/25/2018	99	n/a	25,000	02/15/2019	TCK	100	100
	04/05/2018	2	Additions		02/15/2019	TCK	100	100
17-495	08/03/2017	3	Renovations	25,000	07/19/2018	WFF	100	100
	06/23/2017	98	SALES QUESTI				0	0

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC	1.00	100	1.00	100	1.00	769,650	1.00	100	1.00	CF1	2.10			706,750
300	A	0.221	SC	1.00	100	1.00	100	1.00	40,320	1.00	100	1.00	CF1	2.10			8,910

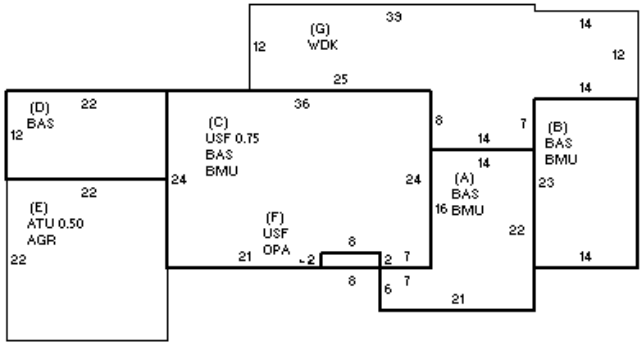
TOTAL	1.139 Acres	ZONING	R20	FRNT	0
Nbhd	SOUTH CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	715,700	596,400
BUILDING	993,200	914,900
DETACHED	114,800	114,500
OTHER	0	0
TOTAL	**1,823,700**	**1,625,800**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DCK	A	1.00	10	0.90	3X80	2018	240	531.50	114,800

PHOTO 01/11/2022



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	0.95	CONTEMPORARY [100%]
QUALITY	G	1.55	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/11/2022	TCK
LIST	1/11/2022	EST
REVIEW	1/31/2022	EMZ

BLDG COMMENTS

INFO @ DOOR 1/11/22

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	2,436	DETAIL ADJ	0.978
$NLA(RCN)	$497	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	1	1.00
FIXTURES	10	$12,127
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	36	CARPET/OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,520		103.35	157,091
+	BAS	L	BAS AREA	1,198	1983	359.37	430,527
B	BAS	L	BAS AREA	322	2000	359.37	115,718
+	USF	L	UP-STRY FIN	652	1983	304.94	198,820
D	BAS	L	BAS AREA	264	1990	359.37	94,874
E	AGR	N	ATTACHED GARAGE	484		121.77	58,937
E	ATU	N	UNFIN ATTIC	242		121.68	29,445
F	OPA	N	OPEN PORCH	16		117.99	1,888
G	WDK	N	WOOD DECK	748		90.52	67,709
	F22	O	FPL 2S 2OP	1		22,521.50	22,522
	GEN	O	GENERATOR	1		0.00	
	GFP	O	GAS LOG/FP/E FP	2		9,643.35	19,287
	ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289

TOTAL RCN	1,211,234

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

EFF.YR/AGE	2004 / 18	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$993,200