

Key: 6280

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.738

LEG
A
L
L
A
N
D

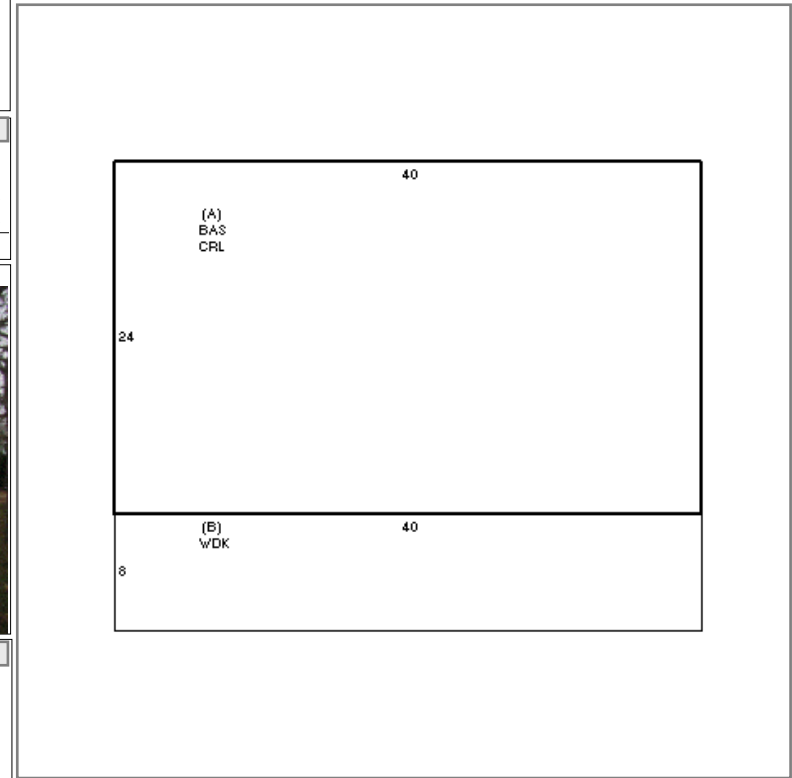
CURRENT OWNER				PARCEL ID				LOCATION				
HANNIBAL THEODORE A III & ALLISON 69 HAMMOND RD BELMONT, MA 02478-4413				7D-34-G25				36 EDDIE LN				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
HANNIBAL THEODORE A III & CONNELLY ROBERT L				06/08/2015	QS	335,000 (206442)						
PHELAN CHESTER A & CHARLO				08/03/2012	N	200,000 (C197826)						
				05/26/1970	QS	20,000 (48593)						
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,180	SC	1.00	1.00	476,450	2.71	1.00	1.00	R03	1.30	360,420

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	%
15-453	03/30/2016	98	SALES QUESTI		06/02/2016	WFF	100	100
15-274	08/10/2015	12	INSULATION	4,000	12/29/2021	TCK	100	100
13-154	05/22/2015	3	Renovations	12,000	04/17/2014	MR	100	100
	03/25/2013	10	Reroof	20,000		RRC	100	100
	02/19/2009	50	Meas & List					

L
A
N
D

TOTAL	12,180 SF	ZONING	R20	FRNT	172	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	N O T E				LAND	360,400	300,300
Inf1	100		BUILDING	241,300	219,500			
Inf2	100		DETACHED	800	800			
			OTHER	0	0			
						TOTAL	602,500	520,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 13X6		78	15.39	800



D
E
T
A
C
H
E
D

BUILDING	CD	ADJ	DESC	MEASURE	12/29/2021	TCK
MODEL	1		RESIDENTIAL	LIST	12/29/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	1/31/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

B
U
I
L
D
I
N
G

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	280,559															
NET AREA	960	DETAIL ADJ	0.850	FOUNDATION	3	FOUND WALL	1.00	A	CRL	N	CRAWL SPACE	960		21.74	20,866																	
\$NLA(RCN)	\$292	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	960	1965	247.38	237,488																	
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	320		58.40	18,688																	
				ROOF COVER	1	ASPH/CMP SHIN	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477																	
				FLOOR COVER	1	HARDWOOD	1.00																									
				INT. FINISH	2	DRYWALL	1.00																									
				HEATING/COOL	1	FORCED AIR	1.00																									
				FUEL SOURCE	2	GAS	1.00																									
				<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>G</td> </tr> <tr> <td>INTERIOR</td> <td>V</td> </tr> <tr> <td>KITCHEN</td> <td>V</td> </tr> <tr> <td>BATHS</td> <td>G</td> </tr> <tr> <td>HEAT</td> <td>U</td> </tr> <tr> <td>ELECT</td> <td>U</td> </tr> </tbody> </table>														CONDITION ELEM	CD	EXTERIOR	G	INTERIOR	V	KITCHEN	V	BATHS	G	HEAT	U	ELECT	U	
CONDITION ELEM	CD																															
EXTERIOR	G																															
INTERIOR	V																															
KITCHEN	V																															
BATHS	G																															
HEAT	U																															
ELECT	U																															
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">2008 / 14</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>14</td> <td>14 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>14</td> <td>% GD 86</td> </tr> </tbody> </table>														EFF.YR/AGE	2008 / 14		COND	14	14 %	FUNC	0		ECON	0		DEPR	14	% GD 86
EFF.YR/AGE	2008 / 14																															
COND	14	14 %																														
FUNC	0																															
ECON	0																															
DEPR	14	% GD 86																														
				<table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$241,300</td> </tr> </thead> </table>														RCNLD	\$241,300													
RCNLD	\$241,300																															

G