

Key: 6286

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.745

LEGAL

LAND

DETACHED

BUILDING

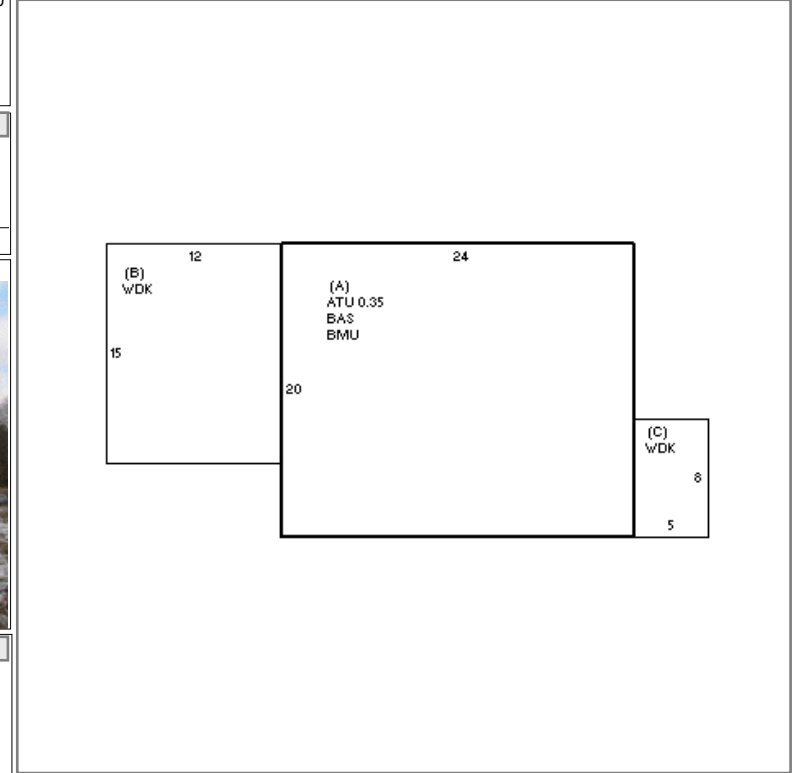
CURRENT OWNER				PARCEL ID				LOCATION			
COMEAU FAMILY REVOCABLE TRUST COMEAU WILLIAM E & ANN TRSTES PO BOX 126 W CHATHAM, MA 02669-0126				7D-4-5C				124 SULPHUR SPRINGS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COMEAU FAMILY REVOCABLE T				04/19/2013	A	1	27304-346				
COMEAU WILLIAM E & ANN H				10/21/2002	A	1	15766-114				

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	%
P2002488	02/19/2009	50	Meas & List			RRC	100	100
1994109	01/28/2003	50	Meas & List			JB	100	100
93-115	10/11/2002	99	n/a				100	100
	05/12/1994	99	n/a				100	100
	03/01/1993	99	n/a	1,300			100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC	1.00	100	769,650	1.00	100	CF1	2.10		706,750
300	A	0.731	SC	1.00	100	40,320	1.00	100	CF1	2.10		29,470

TOTAL	1.649 Acres	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	736,200	613,500
Inf1	100		BUILDING	127,600	116,200			
Inf2	100		DETACHED	114,200	113,800			
			OTHER	0	0			
TOTAL							978,000	843,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DCK	A	1.00	10 0.90 Plan 549/59	1999	132	945.09	112,300
SHF	A	1.00	30 0.70 10X8		80	15.24	900
SHF	A	1.00	30 0.70 12X8		96	14.26	1,000



BUILDING	CD	ADJ	DESC	MEASURE	1/11/2022	TCK
MODEL	1		RESIDENTIAL	LIST	1/11/2022	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	1/31/2022	EMZ
QUALITY	-	0.80	MINUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	199,417														
NET AREA	480	DETAIL ADJ	1.030	FOUNDATION	3	FOUND WALL	1.00	A	BMU	N	BSMT UNFINISHED	480		72.38	34,744																
\$NLA(RCN)	\$415	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	480	1954	290.94	139,650																
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	UNFIN ATTIC	168		62.80	10,550																
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	WDK	N	WOOD DECK	220		46.72	10,278																
				FLOOR COVER	2	SOFTWOOD	1.00		BMG	O	BSMT GARAGE	1		2,216.00	2,216																
				INT. FINISH	2	DRYWALL	1.00																								
				HEATING/COOL	9	WARM/COOL AIR	1.03																								
				FUEL SOURCE	2	GAS	1.00																								
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