Key: 6292

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6,751

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
THOMAS FAMILY TRUST THOMAS JAMES J & ANDREA M TRSTES 139 QUAIL RUN LN N ANDOVER, MA 01845	7D-45-M14	26 SULPHUR SPRINGS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
THOMAS FAMILY TRUST	03/04/2016	A	1	(208891)
THOMAS JAMES J & ANDREA M	02/15/2013	QS	535,000	(199653)
SHEEHAN MICHAEL J & JOANN	08/17/2001	QS	363,000	(162483)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

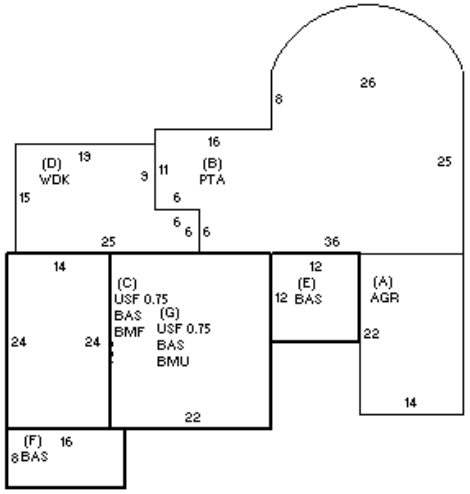
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18-300	04/24/2018	10	Reroof	10,000	02/15/2019	TCK	100	100
	01/27/2010	50	Meas & List			CE	100	100
92-123		2	Additions	25,000	01/27/2010		100	100
09-249	07/18/2009	3	Renovations	28,500	01/27/2010		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,000	SC 1.00	100 1.00	100 1.00	476,450	2.74	100 1.00	R03 1.30			359,650

TOTAL	12,000 SF	ZONING	R20	FRNT	100
Nbhd	SOUTH CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	359,700	299,700
BUILDING	455,300	419,900
DETACHED	0	0
OTHER	0	0
TOTAL	**815,000**	**719,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/11/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

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

YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	1,784	DETAIL ADJ	1.050
$NLA(RCN)	$340	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	8	$6,720
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	13	HARDWD/CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATTACHED GARAGE	308		83.69	25,778
B	PTA	N	PATIO/STOOP	1,056		17.90	18,902
C	BMF	N	BSMT FINISH-SEP	336		108.60	36,490
+	USF	L	UP-STRY FIN	648	1977	222.68	144,295
D	WDK	N	WOOD DECK	321		58.40	18,746
+	BAS	L	BAS AREA	1,136	1977	262.43	298,117
G	BMU	N	BSMT UNFINISHED	528		87.35	46,120
	F21	O	FPL 2S 1OP	1		10,376.00	10,376
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	607,021

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

EFF.YR/AGE	1988 / 34	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD		$455,300