Key: 6338

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.799

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
26 WOODPECKER VALLEY REALTY TRUST **BRENNAN WILLIAM J TRUSTEE** **PO BOX 231** **W CHATHAM, MA 02669-0231**	**7E-21B-J3**	**26 WOODPECKER VALLEY**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
26 WOODPECKER VALLEY REAL	11/09/2010	A	1	24982-256
BRENNAN WILLIAM J	09/18/1992	A	1	8211-60

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

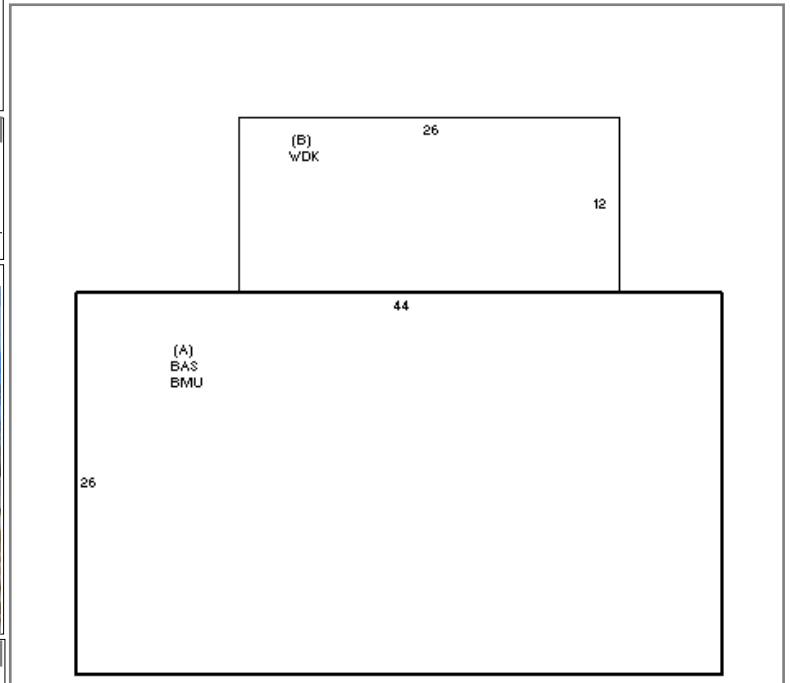
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	02/19/2009	50	Meas & List			RRC	100	100
99-537	12/01/1999	99	n/a	2,000			100	100
99-557	12/01/1999	99	n/a	7,000			100	100
99-558	12/01/1999	99	n/a	13,000			100	100
1999240	10/15/1999	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,303	SC 1.00	100 1.00	100 1.00	549,750	2.36	100 1.00	R04 1.50			425,810

TOTAL	14,303 SF	ZONING	R20	FRNT	100
Nbhd	SOUTH CHATHAM	NOTE	bp99-537 demo dw 100% 12/31/2000 & 99-55		
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	425,800	331,200
BUILDING	273,000	248,500
DETACHED	0	0
OTHER	0	0
TOTAL	**698,800**	**579,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/02/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/2/2022	TCK
LIST	3/2/2022	EST
REVIEW	3/15/2022	EMZ

YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	1,144	DETAIL ADJ	0.850
$NLA(RCN)	$331	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$4,080
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	34	CARPET/ASPH TL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,144		70.30	80,419
A	BAS	L	BAS AREA	1,144	1978	235.16	269,027
B	WDK	N	WOOD DECK	312		58.40	18,221
	F11	O	FPL 1S 1OP	1		7,477.00	7,477

TOTAL RCN	379,224

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

EFF.YR/AGE	1978 / 44	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$273,000