

Key: 6340

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.801

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SERRAO GREGORY A & SHEILA M 40 MORTON ST ANDOVER, MA 01810-2014				7E-21D-J5				48 WOODPECKER VALLEY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SERRAO GREGORY A & SHEILA BRENNAN JANET				10/07/2004 07/14/1967	QS N	750,000	19113-160 1371-1087				

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	%
21-153	03/12/2021	3	Renovations	36,500	03/18/2022	TCK	100	100
15-618	10/19/2015	3	Renovations	75,000	05/01/2017	NF	100	100
	02/26/2009	51	Meas			CE	100	100
08-049	01/24/2008	3	Renovations	35,000	02/26/2009		100	100
	06/23/2005	50	Meas & List			JB	100	100

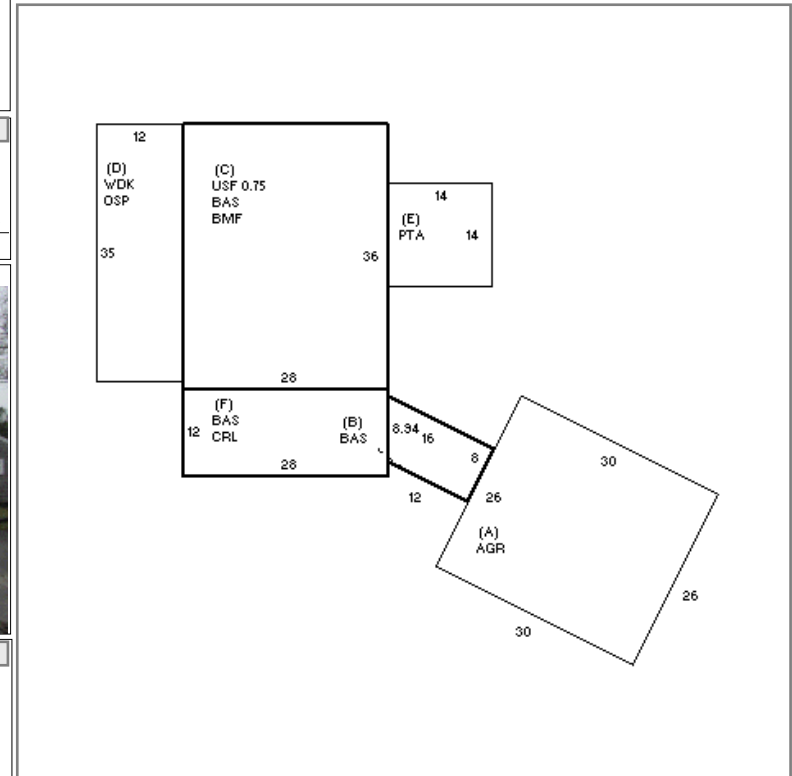
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	32,632	SC	1.00	1.00	1.00	1.00	549,750	1.18	100	1.00	R04 1.50	486,290

TOTAL	32,632 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE	LAND	486,300	378,200			
Inf1	100		BUILDING	711,100	654,400			
Inf2	100		DETACHED	13,800	13,100			
			OTHER	0	0			
TOTAL			TOTAL	1,211,200	1,045,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	50 0.50 20X40	1985	800	29.54	11,800
PTD	A	1.00	20 0.80 24X9	1985	216	11.30	2,000



BUILDING	CD	ADJ	DESC	MEASURE	3/3/2022	TCK
MODEL	1		RESIDENTIAL	LIST	3/3/2022	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	3/31/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	2,212	DETAIL ADJ	1.050
\$NLA(RCN)	\$357	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.75	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
FULL BATHS	3	1.00	
1/2 BATHS	1	1.00	
FIXTURES	12	\$10,080	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	AGR	N	ATTACHED GARAGE	780		75.17	58,631
EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,456	1970	252.63	367,827
ROOF SHAPE	1	GABLE	1.00	C	BMF	N	BSMT FINISH-SEP	1,008		108.60	109,469
ROOF COVER	1	ASPH/CMP SHIN	1.00	C	USF	L	UP-STRY FIN	756	1970	214.36	162,059
FLOOR COVER	1	HARDWOOD	1.00	D	OSP	N	OPEN SCR PORCH	420		78.80	33,096
INT. FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	420		58.40	24,528
HEATING/COOL	11	HT-WT/COOL AIR	1.05	E	PTA	N	PATIO/STOOP	196		17.90	3,508
FUEL SOURCE	2	GAS	1.00	F	CRL	N	CRAWL SPACE	336		26.91	9,042
				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	790,093
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2012 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$711,100