

Key: 6634

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.106

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BIRKHAUSER KEITH A & LINDA 23 HOOVER RD HINGHAM, MA 02043-3467				8A-7-H26				76 PINE GROVE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BIRKHAUSER KEITH A & LIN				07/30/2007	QS	627,900	(183755)				
REAVES ALLISON				11/22/1995	A	145,000	(139025)				

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	%
19-243	04/10/2019	12	INSULATION	1,761	02/25/2020	TCK	100	100
	02/03/2017	3	Renovations		02/03/2017	APK	100	100
	02/10/2009	50	Meas & List			CE	100	100
	02/14/2008	50	Meas & List			RRC	100	100
07-116	03/21/2007	2	Additions	352,000	02/10/2009		100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,186	WC	1.00	100	1,099,500	2.70	100	1.00	R09	3.00	831,810

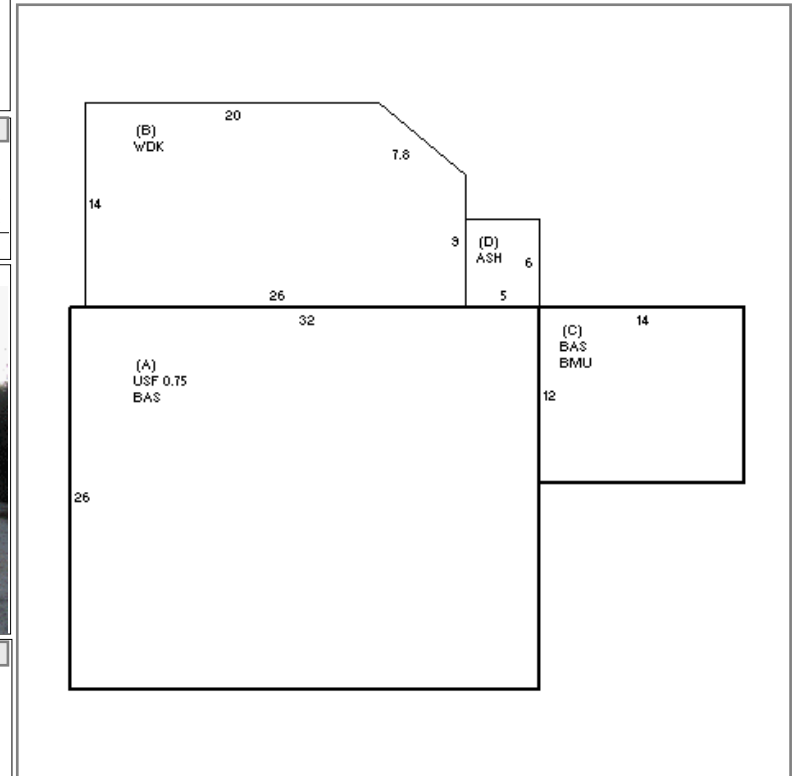
TOTAL	12,186 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE Rights to use 20' way to Hardings Beach -Path behind house SEE C183755 SEE DOCS	LAND	831,800	693,100			
Inf1	100		BUILDING	491,500	447,300			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		1,323,300	1,140,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/11/2022	TCK
MODEL	1		RESIDENTIAL	LIST	3/11/2022	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	3/22/2022	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	546,098
NET AREA	1,624	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BAS AREA	1,000	1960	314.52	314,525	CONDITION ELEM	CD
\$NLA(RCN)	\$336	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	624	1960	266.88	166,536	EXTERIOR	V
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	349		70.08	24,458	INTERIOR	V
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	BMU	N	BSMT UNFINISHED	168		108.58	18,241	KITCHEN	V
				FLOOR COVER	2	SOFTWOOD	1.00	D	ASH	N	ATT SHED	30		72.72	2,182	BATHS	V
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		12,451.20	12,451	HEAT	U
				HEATING/COOL	9	WARM/COOL AIR	1.03		ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772	ELECT	U
				FUEL SOURCE	2	GAS	1.00										



CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	\$5,933
UNITS	1	1.00

EFF. YR/AGE	2012 / 10
COND	10 10%
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$491,500