

Key: 6638

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.110

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MARTINEAU ALEX & MOSHIER EMILY 43 HOITT RD BELMONT, MA 02478				8B-10-H65				31 PINE GROVE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MARTINEAU ALEX & MOSHIER				10/07/2021	QS	1,250,000	(227817)				
OLIVER DIANNE & GEOFFREY				06/29/2021	H		(226760)				
KATZ MAURICE G & HELEN K				06/22/1971	A	1	(51664)				

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	%
1999104	12/06/2021	98	SALES QUESTI				100	100
	02/09/2009	50	Meas & List			RRC	100	100
	06/04/1999	99	n/a				100	100

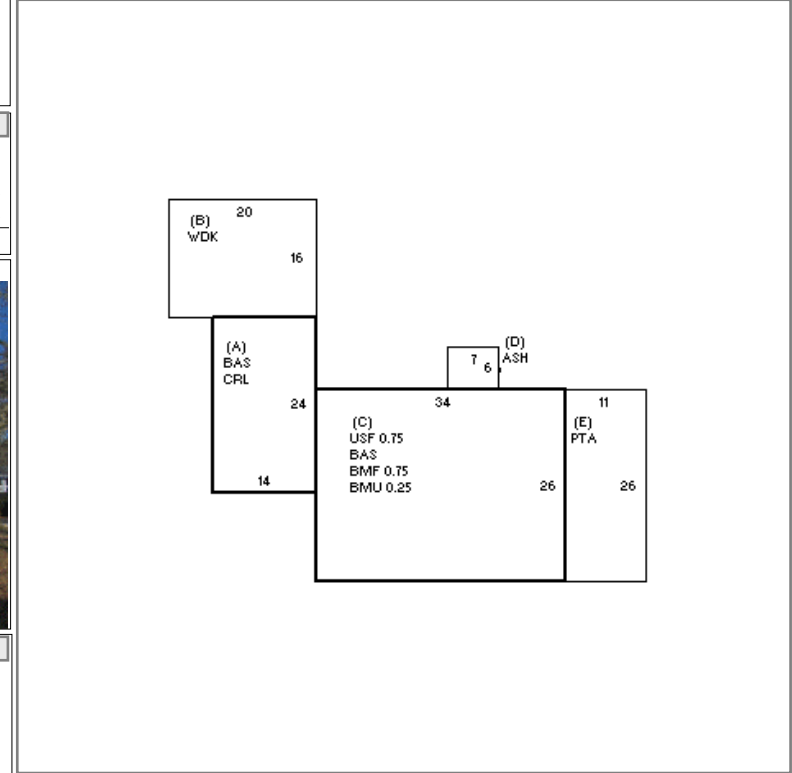
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,761	WC	1.00	100	1,099,500	2.79	100	1.00	R09	3.00	827,530

TOTAL	11,761 SF	ZONING	R20	FRNT	0	ASSESSED	827,500	CURRENT	689,600	PREVIOUS	689,600		
Nbhd	WEST CHATHAM	SEE C51664 PRESUMEABLE RIGHTS OF 20FT RIGHT OF WAY. Deeded Beach Rights				LAND	511,200	BUILDING	0	DETACHED	0	OTHER	0
Inf1	100					TOTAL	1,338,700					1,154,700	
Inf2	100												

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



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	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,883	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	CRL	N	CRAWL SPACE	336		30.58	10,274
\$NLA(RCN)	\$372	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,220	1963	296.89	362,206
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	320	70.08	22,426
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	1.00	C	BMU	N	BSMT UNFINISHED	221		102.81	22,722
ROOMS	7	1.00	FLOOR COVER	1	HARDWOOD	1.00	1.00	C	BMF	N	BSMT FINISH-SEP	663		130.32	86,402
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	1.00	C	USF	L	UP-STRY FIN	663	1963	251.92	167,023
FULL BATHS	2	1.00	HEATING/COOL	1	FORCED AIR	1.00	1.00	D	ASH	N	ATT SHED	42		72.71	3,054
1/2 BATHS	0	1.00	FUEL SOURCE	1	OIL	1.00	1.00	E	PTA	N	PATIO/STOOP	286		21.48	6,143
FIXTURES	6	\$5,760							F21	O	FPL 2S 1OP	1		12,451.20	12,451
UNITS	1	1.00							ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	700,234
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	U
EFF.YR/AGE	1980 / 42
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$511,200