Key: 6659

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7,131

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
26 OCEAN VIEW LLC **83 CAMBRIDGE PKWY #301** **CAMBRIDGE, MA 02142**	**8B-26-3**	**26 BUENA VISTA RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
26 OCEAN VIEW LLC	12/26/2012	A	1	(199152)
BRENNAN PATRICIA M	09/08/1988	A		(115372)
BRENNAN JOHN	02/09/1984	QS	260,000	(95389)

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	%
	03/11/2006	50	Meas & List			RRC	100	100
	03/01/2005	50	Meas & List			RRC	100	100
P2004113	03/11/2004	99	n/a	292,500			100	100
P2002226	08/29/2002	99	n/a				100	100
P2002228	05/22/2002	99	n/a	30,360			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	WC 1.00	100 1.00	100 1.00	1,172,800	1.78	100 1.00	R10 3.20			956,170

TOTAL	20,000 SF	ZONING	R20	FRNT	0

Nbhd	WEST CHATHAM
Infl1	100
Infl2	100

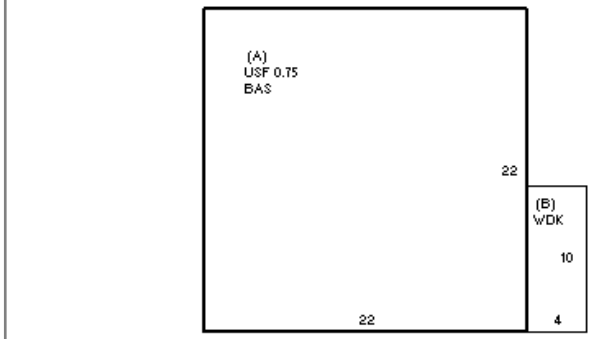
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	956,200	796,800
BUILDING	233,100	214,800
DETACHED	27,100	25,800
OTHER	0	0
TOTAL	**1,216,400**	**1,037,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CTC	+ 1.10	10 0.90		2003	1	30,128.67	27,100

PHOTO 11/09/2012



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	+	1.20	PLUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE			
LIST			
REVIEW	11/16/2012	SF	

YEAR BLT	2003	SIZE ADJ	1.000
NET AREA	847	DETAIL ADJ	0.950
$NLA(RCN)	$332	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	0	1.00
BEDROOMS	1	1.00
FULL BATHS	1	1.00
1/2 BATHS	1	1.00
FIXTURES	5	$4,560
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
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	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	484	2003	345.30	167,124
A	USF	L	UP-STRY FIN	363	2003	293.00	106,357
B	WDK	N	WOOD DECK	40		70.08	2,803

TOTAL RCN	280,844

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2005 / 17

COND	17	17 %	
FUNC	0		
ECON	0		
DEPR	17	% GD	83

RCNLD	$233,100