Key: 6794

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7,271

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WILSON THOMAS J & JANE **6 GERANIUM DR** **CHATHAM, MA 02633**	**8D-29-R19**	**6 GERANIUM DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WILSON THOMAS J & JANE	06/23/1999	QS	219,500	12357-337

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	%
21-1032	11/10/2021	10	Reroof	8,785	12/14/2021	TCK	100	100
21-1033	11/10/2021	10	Reroof	12,455	12/14/2021	TCK	100	100
18-1012	12/04/2018	4	Outbuildings	859	02/21/2020	TCK	100	100
18-083	11/01/2018	74	VARIANCE		02/15/2018	TCK	100	100
18-091	01/31/2018	3	Renovations	15,800	02/15/2019	TCK	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	SC 1.00	100 1.00	100 1.00	586,400	3.20	100 1.00	R05 1.60			431,240

TOTAL	10,000 SF	ZONING	R20	FRNT	112

Nbhd	SOUTH CHATHAM
Infl1	100
Infl2	100

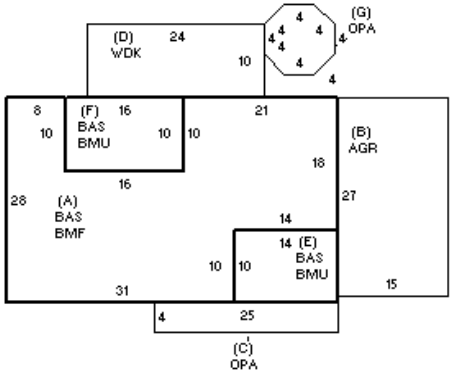
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	431,200	359,400
BUILDING	396,500	360,800
DETACHED	2,500	2,400
OTHER	0	0
TOTAL	**830,200**	**722,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	7X7	2019	49	16.25	700
PTD	A 1.00	20 0.80	20X10		200	11.30	1,800

PHOTO 12/14/2021



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	12/14/2021	TCK
LIST	12/14/2021	EST
REVIEW	1/25/2022	EMZ

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,260	DETAIL ADJ	0.892
$NLA(RCN)	$409	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	7	$4,995
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	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	960		108.60	104,256
+	BAS	L	BAS AREA	1,260	1971	240.71	303,294
B	AGR	N	ATTACHED GARAGE	405		80.30	32,522
+	OPA	N	OPEN PORCH	177		76.10	13,470
D	WDK	N	WOOD DECK	240		58.40	14,016
+	BMU	N	BSMT UNFINISHED	300		90.48	27,144
	F11	O	FPL 1S 1OP	1		7,477.00	7,477
	GFP	O	GAS LOG/FP/E FP	1		6,222.00	6,222
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	514,873

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

EFF.YR/AGE	1994 / 28		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$396,500