

Key: 6832

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.309

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION				
BRESLIN MICHAEL C & KATHY 90 GROVE ST WINCHESTER, MA 01890				8D-6-R11				91 SEAQUANSET RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BRESLIN MICHAEL C & KATHY				11/10/2020	QS	640,000	33457-277					
CHARBONNEAU DENNIS H & BR				06/04/2018	QS	549,900	31313-122					
COSGROVE DIANE & JOHN F				04/11/2005	A	195,000	19711-43					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,300	SC	1.00	1.00	586,400	2.88	1.00	1.00	R05	1.60	438,820

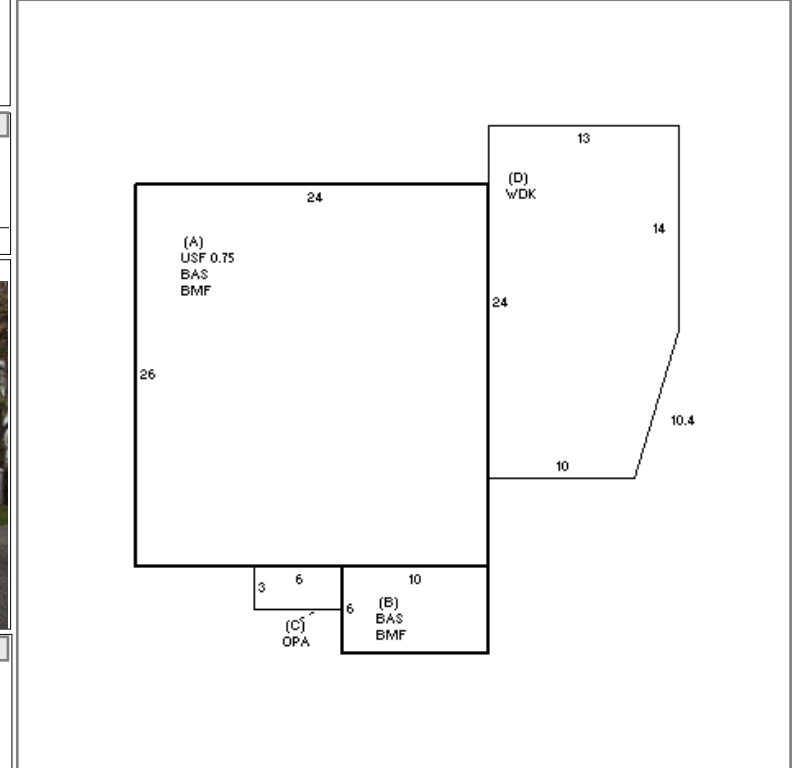
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
9-21-473	11/04/2021	99	n/a		12/15/2021	TCK	100	100
21-976	10/23/2021	3	Renovations	30,000	12/15/2021	TCK	100	100
	12/20/2018	98	SALES QUESTI				100	100
18-399	05/23/2018	2	Additions	3,000	02/15/2019	TCK	100	100
	04/23/2018	3	Renovations		04/23/2018	APK	100	100

TOTAL	11,300 SF	ZONING	R20	FRNT	85	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	N	PUBLIC ACCESS TO SULPHUR SPRINGS WALK TO			LAND	438,800	365,700
Inf1	100	O	HARDINGS BEACH APP 1 MILE. DEEDED BEACH			BUILDING	375,600	341,800
Inf2	100	T	RIGHTS FOR BOAT,BATHE, REC			DETACHED	1,000	900
		E				OTHER	0	0
						TOTAL	815,400	708,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X10	2005	80	15.24	1,000



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	12/15/2021	TCK
MODEL	1		RESIDENTIAL	LIST	12/15/2021	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	1/26/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1942	SIZE ADJ	1.000
NET AREA	1,152	DETAIL ADJ	1.030
\$NLA(RCN)	\$362	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
FULL BATHS		2	1.00
1/2 BATHS		0	1.00
FIXTURES		6	\$4,944
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	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMF	N	BSMT FINISH-SEP	684		108.60	74,282
+	BAS	L	BAS AREA	684	1942	284.44	194,560
A	USF	L	UP-STRY FIN	468	1942	241.36	112,956
C	OPA	N	OPEN PORCH	18		76.11	1,370
D	WDK	N	WOOD DECK	297		58.40	17,345
	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	417,310
CONDITION ELEM CD	
EXTERIOR	V
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	\$375,600