

Key: 6890

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.367

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCMANUS JR GEORGE F & FRANCES J 28 AUNT MATTIES RD CHATHAM, MA 02633				8E-26A-E7				28 AUNT MATTIES RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCMANUS JR GEORGE F & FRA				12/20/2022	A	100	35552-178				
THE 28 AUNT MATTIES ROAD				06/03/2020	A	100	32957-172				
MCMANUS GEORGE R JR & FRA				02/04/1997	A	1	10597-4				

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	%
23-284	04/18/2023	14	DECK	10,000				0
	03/02/2005	50	Meas & List			RRC	100	100
000000692	11/01/2004	3	Renovations	5,000			100	100
P2004555	10/04/2004	3	Renovations	40,560			100	100
2000330	10/17/2000	99	n/a				100	100

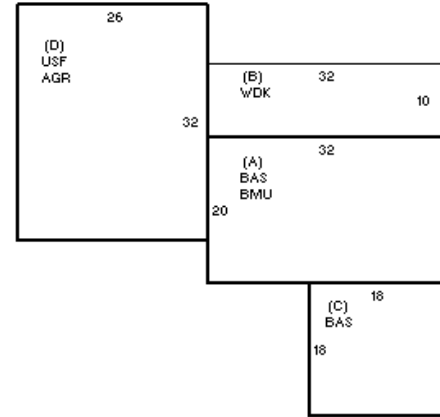
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,090	MC	1.00	100	1.00	100	1.00	R02	1.00		286,150

TOTAL	15,090 SF	ZONING	R20	FRNT	37	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	286,200	238,400
Inf1	100		BUILDING	283,900	261,900			
Inf2	100		DETACHED	2,300	2,200			
			OTHER	0	0			
						TOTAL	572,400	502,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	10X12	10	120	13.29
SHF	A	1.00	30 0.70	16X8		128	13.04



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	11/21/2019	TCK
MODEL	1		RESIDENTIAL	LIST	11/21/2019	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	12/11/2019	MR
QUALITY	-	0.80	MINUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,796	DETAIL ADJ	0.850	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	640		65.42	41,871
\$NLA(RCN)	\$220	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	WDK	N	WOOD DECK	320		46.72	14,950
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	964	1953	169.61	163,504
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	AGR	N	ATTACHED GARAGE	832		59.86	49,800
				FLOOR COVER	2	SOFTWOOD	1.00	D	USF	L	UP-STRY FIN	832	2004	143.92	119,741
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHWR-A	1		1,181.60	1,182
				HEATING/COOL	2	HOT WATER	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	394,312	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			A
BATHS			A
HEAT			A
ELECT			A

EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$283,900