

Key: 808

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 894

LEGAL

LAND

DETACHED

BUILDING

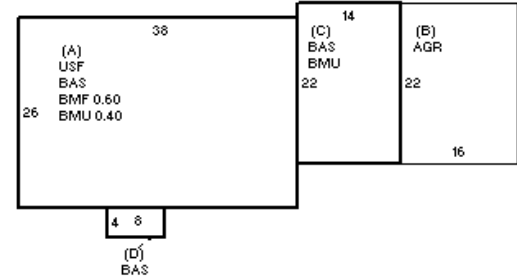
CURRENT OWNER				PARCEL ID				LOCATION			
KRAUS JOHN S 28 SOMERSET DR CHATHAM, MA 02633				11G-67-H8				28 SOMERSET DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KRAUS JOHN S				02/12/2021	A	1	33789-186				
THE KRAUS FAMILY TRUST				08/03/2011	A	1	25601-221				
KRAUS PAULA S				01/21/1980	QS	83,500	3047-89				

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	%
	04/02/2007	50	Meas & List			RRC	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,300	MC	1.00	100	1.00	100	1.00	R03	1.00		274,260

TOTAL	11,300 SF	ZONING	R60	FRNT	130	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	274,300	228,500
Inf1	100		BUILDING	471,700	429,200			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
TOTAL						746,000	657,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/5/2022	NF
MODEL	1		RESIDENTIAL	LIST	1/5/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	2/5/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	693,625
NET AREA	2,316	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	703		79.41	55,828		
\$NLA(RCN)	\$299	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	593		108.60	64,400		
CAPACITY																	
STORIES	2	ADJ	1.00	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	988	1969	202.66	200,226		
ROOMS	8		1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	B	AGR	N	ATTACHED GARAGE	352		81.95	28,848		
BEDROOMS	3		1.00	FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BAS AREA	1,328	1969	238.83	317,171		
FULL BATHS	2		1.00	INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	2		10,376.00	20,752		
1/2 BATHS	1		1.00	HEATING/COOL	2	HOT WATER	1.00										
FIXTURES	8		\$6,400	FUEL SOURCE	1	OIL	1.00										
UNITS	1		1.00														

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

EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$471,700