

Key: 1736

Town of CHATHAM - Fiscal Year 2024

4/12/2024 2:09 pm SEQ #: 1.889

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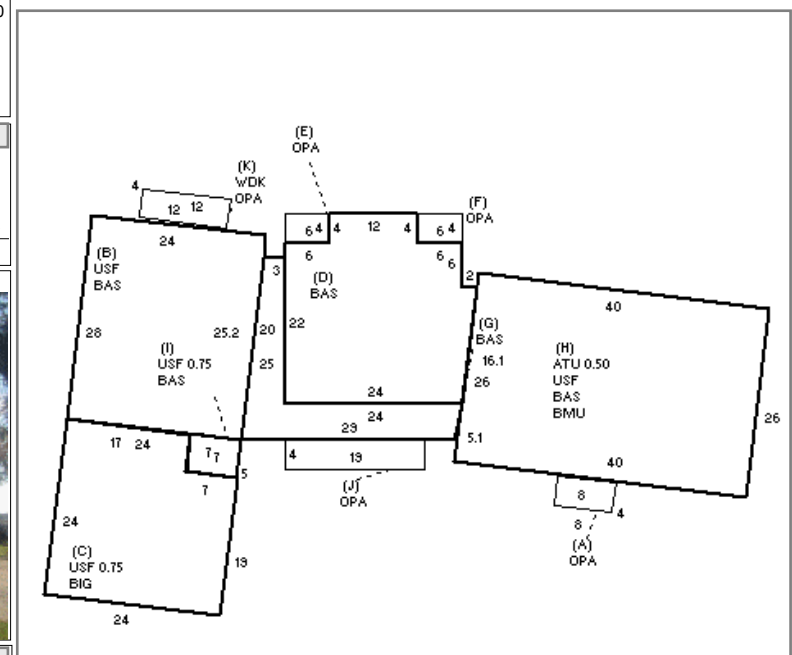
CURRENT OWNER				PARCEL ID				LOCATION				
OYSTER POND TRUST WILKINS ANN MARIE TRUSTEE C/O WILKINS MGMT 323 BROADWAY CAMBRIDGE, MA 02139				13E-9-JB1				23 OYSTER POND LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
OYSTER POND TRUST				02/28/2006	QS	5,300,000	20776-1					
GALLAGHER FRANCES A TRUST				06/21/1989	QS	1,290,000	6780-138					
MAZZUR SALLIE D & RICHARD				06/15/1988	QS	1,200,000	6306-236					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	CH	1.00	100	3,481,750	1.00	100	1.00	PF2	9.50	3,197,200
300	A	0.401	CH	1.00	100	182,400	1.00	100	1.00	PF2	9.50	73,140

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 %
21-062	08/01/2022	2	Additions		02/08/2023	NF	100 100
20-261	06/10/2021	75	SPECIAL PERM				100 100
	10/27/2020	10	Reroof	29,850	03/30/2021	NF	100 100
	02/05/2010	50	Meas & List			RRC	100 100
09-263	07/27/2009	4	Outbuildings	4,000	02/05/2010		100 100

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TOTAL	1.319 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	N O T E				LAND	3,270,300	2,868,600
Inf1	100		BUILDING	2,536,800	2,162,000			
Inf2	100		DETACHED	163,100	156,600			
						OTHER	0	0
TOTAL						TOTAL	5,970,200	5,187,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DCK	A	1.00	10 0.90	1981	722	192.69	125,200
STR	A	1.00	10 0.90	1982	240	30.00	6,500
IPG	A	1.00	10 0.90	2008	600	39.85	21,500
PTD	A	1.00	20 0.80	1991	800	11.30	7,200
SHF	A	1.00	10 0.90 7X16	2009	160	12.30	1,800
OSH	A	1.00	10 0.90 2X16		32	13.78	400
WDK	A	1.00	10 0.90 6X6		36	16.60	500



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BUILDING	CD	ADJ	DESC	MEASURE	3/8/2022	NF
MODEL	1		RESIDENTIAL	LIST	3/8/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/10/2023	EMZ
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,949,817
NET AREA	4,713	DETAIL ADJ	1.040	FOUNDATION	4	FLR & WALL	1.00	+	OPA	N	OPEN PORCH	204		178.83	36,481		
\$NLA(RCN)	\$626	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	BAS	L	BAS AREA	672	2008	537.48	361,188		
				ROOF SHAPE	2	HIP	1.00	B	USF	L	UP-STRY FIN	672	2008	456.07	306,480		
				ROOF COVER	2	WOOD SHIN	1.01	C	BIG	N	BUILT-IN GARAGE	541		182.37	98,662		
				FLOOR COVER	26	SOFTWD/OTHER	1.00	+	USF	L	UP-STRY FIN	1,472	1963	456.07	671,334		
				INT. FINISH	13	PLASTR/WD PNL	1.00	D	BAS	L	BAS AREA	592	2008	537.48	318,188		
				HEATING/COOL	9	WARM/COOL AIR	1.03	+	BAS	L	BAS AREA	1,305	1963	537.48	701,412		
				FUEL SOURCE	2	GAS	1.00	H	BMU	N	BSMT UNFINISHED	1,040		168.63	175,376		
								H	ATU	N	UNFIN ATTIC	520		184.48	95,927		
								K	WDK	N	WOOD DECK	48		137.23	6,587		
								PTA	N	PATIO/STOOP	442		42.07	18,593			
								F21	O	FPL 2S 1OP	3		24,383.60	73,151			
								GFP	O	GAS LOG/FP/E FP	3		14,620.93	43,863			
								ODS	O	OUT DOOR SHWR-A	1		3,471.00	3,471			
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	G
																KITCHEN	A
																BATHS	G
																HEAT	U
																ELECT	U
																EFF.YR/AGE	2008 / 14
																COND	14 14 %
																FUNC	0
																ECON	0
																DEPR	14 % GD 86
																RCNLD	\$2,536,800