

CURRENT OWNER						PARCEL ID						LOCATION						
REED MELISSA J LT PO BOX 314 NORTH CHATHAM, MA 02650-0314						16J-22A-D17-0						26 RACCOON RUN						
						TRANSFER HISTORY						DOS		T	SALE PRICE		BK-PG (Cert)	
						REED MELISSA J LT						10/12/2016		H			1 29998-163	
						LEARNED MELISSA R LT						08/26/2013		A			1 27646-77	
						LEARNED MELISSA R						07/09/2008		A			1 23032-91	
CD	T	AC/SF/UN		Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT		ADJ VALUE				
100	S	30,454		NC 1.00	100 1.00	100 1.00	1,557,000	1.25	100 1.00	W11 6.00				1,360,680				

TOTAL	30,500 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	N O T E	Property has beach rights BK 3158 PG 64			LAND	1,360,700	1,320,900
Inf1	100		BUILDING	337,100	314,900			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,697,800	1,635,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/11/2013

BUILDING	CD	ADJ	DESC	MEASURE			BLDG COMMENTS
MODEL	1		RESIDENTIAL				
STYLE	4	1.05	CAPE [100%]	LIST			
QUALITY	+	1.20	PLUS AVE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	3/24/2017	APK	

YEAR BLT	1981	SIZE ADJ	1.000
NET AREA	2,205	DETAIL ADJ	1.100
\$NLA(RCN)	\$196	OVERALL	1.000
CAPACITY	UNITS	ADJ	
STORIES	1.75	1.00	
ROOMS	0	1.00	
BEDROOMS	3	1.00	
FULL BATHS	2	1.00	
1/2 BATHS	1	1.00	
FIXTURES	8	\$8,464	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,260		41.10	51,792
EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	1,260	1981	157.95	199,015
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	945	1981	134.11	126,730
ROOF COVER	1	ASPH/CMP SHIN	1.00	B	AGR	N	ATTACHED GARAGE	576		45.88	26,424
FLOOR COVER	14	HARDWD/ASPH TL	1.00	C	OPA	N	OPEN PORCH	182		45.36	8,256
INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		4,460.40	4,460
HEATING/COOL	11	HT-WT/COOL AIR	1.05		F21	O	FPL 2S 1OP	1		6,189.60	6,190
FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHWR-A	1		880.80	881

TOTAL RCN	432,211
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1991 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$337,100