Key: 1396

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.521

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PETRIE WILLIAM H & JO ANNE B 2 LAFAYETTE DR MARLBOROUGH, MA 01752	12J-32A-G13A	20 COVE HILL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PETRIE WILLIAM H & JO ANN	04/10/2009	QS	560,000	(188324)
RIPA PHILIP S	09/29/1972	N	1	(56264)

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	%
		3	Renovations		07/20/2018	NF	100	100
15-610	10/15/2015	2	Additions	5,500	06/12/2017	NF	100	100
	04/06/2007	50	Meas & List			RRC	100	100
99-327	08/01/1999	99	n/a	8,200			100	100
96-402	11/01/1996	99	n/a	13,000			100	100

LAND

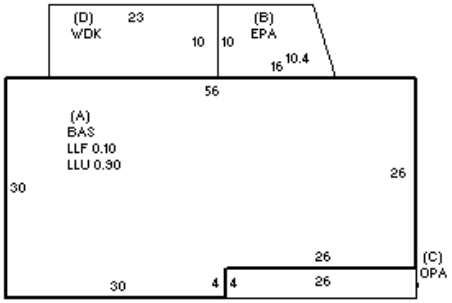
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,712	NC 1.00	90 0.90	100 1.00	659,700	1.31	100 1.00	R08 2.00			570,720

TOTAL	28,712 SF	ZONING	R40	FRNT	0

Nbhd	NORTH CHATHAM
Infl1	90
Infl2	100

NOTE: INFL1=PROXIMITY TO RTE 28

ASSESSED	CURRENT	PREVIOUS
LAND	570,700	546,900
BUILDING	333,500	285,500
DETACHED	15,100	14,400
OTHER	0	0
TOTAL	**919,300**	**846,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	10 0.90		1996	308	51.83	14,400
SHF	A 1.00	30 0.70	8X8		64	16.25	700

PHOTO 07/20/2018

BLDG COMMENTS

BMF=1BDRM,1HALF BATH=SHOWER NON FUNCTIONING

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE		
LIST	5/21/2019	APK
REVIEW	5/21/2019	APK

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,576	DETAIL ADJ	0.875
$NLA(RCN)	$353	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	0	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	1	1.00
FIXTURES	8	$5,600
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	3	W/W CARPET	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
A	LLU	N	LOWER LEVEL UN	1,418		112.90	160,090
A	LLF	N	LOWER LEVEL FIN	158		147.46	23,299
A	BAS	L	BAS AREA	1,576	1973	200.37	315,788
B	EPA	N	ENCL PORCH	145		133.70	19,387
C	OPA	N	OPEN PORCH	104		76.10	7,914
D	WDK	N	WOOD DECK	230		58.40	13,432
	BMG	O	BSMT GARAGE	1		2,770.00	2,770
	F11	O	FPL 1S 1OP	1		7,477.00	7,477

TOTAL RCN 555,757

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

EFF.YR/AGE 1966 / 56

COND	40	40 %	
FUNC	0		
ECON	0		
DEPR	40	% GD	60

RCNLD $333,500