

Key: 1449

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.582

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
DONALD J CIAPPENELLI TRUST CIAPPENELLI DONALD & GLORIA J TRSTES 8 AMHERST LN FRAMINGHAM, MA 01701				12L-15F-L7				27 AVALON POINT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DONALD J CIAPPENELLI TRUS				09/17/2019	A	100	32302-307				
CIAPPENELLI DONALD				07/03/2008	A	10	23025-156				
CIAPPENELLI DONALD & GLOR				11/15/1989	QS	250,000	6856-24				

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	%
21-792	09/02/2021	3	Renovations	22,000	04/20/2022	NF	100	100
17-720	10/20/2017	10	Reroof	24,650	07/17/2018	NF	100	100
	04/06/2007	50	Meas & List			RRC	100	100
1995396	12/06/1995	99	n/a				100	100
95-485	12/01/1995	1	New Construc	300,000			100	100

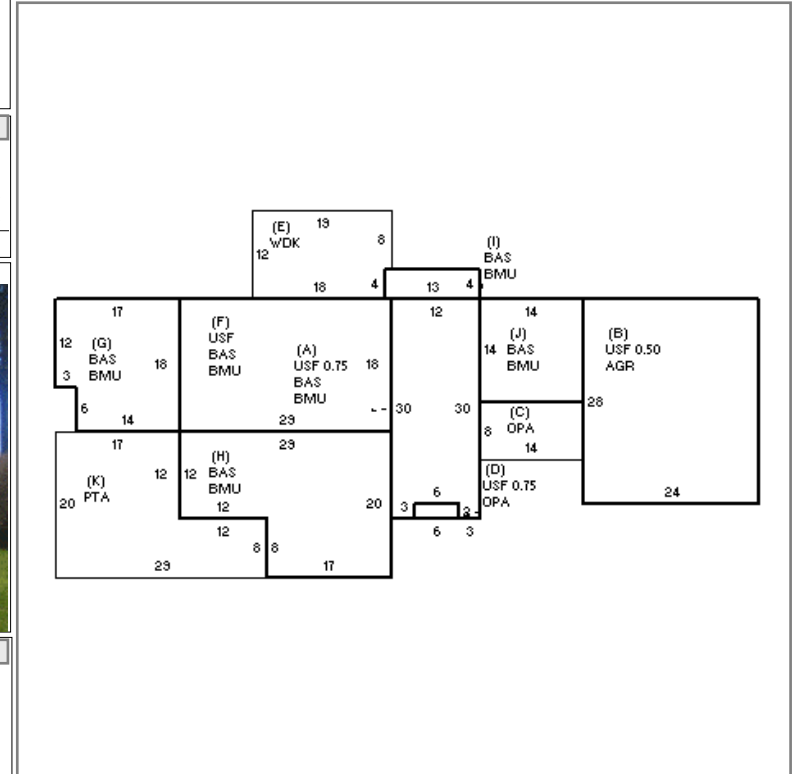
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,836	NC	1.00	1.00	1,374,375	1.65	100	1.00	CV3	3.75	1,136,290

TOTAL	21,836 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE PTL/GD PONDVIEW ACROSS ST.				LAND	1,136,300	946,900
Inf1	100		BUILDING	1,127,300	1,038,400			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	2,263,600	1,985,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/20/2022
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	5/9/2022	MR
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1996	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,391,710
NET AREA	3,018	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,890		100.00	189,009		
\$NLA(RCN)	\$461	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,890	1996	367.61	694,778		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,128	1996	311.93	351,855		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	AGR	N	ATTACHED GARAGE	672		117.86	79,202		
				FLOOR COVER	16	HARDWD/OTHER	1.00	+	OPA	N	OPEN PORCH	124		117.95	14,626		
				INT. FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	224		90.52	20,277		
				HEATING/COOL	9	WARM/COOL AIR	1.03	K	PTA	N	PATIO/STOOP	436		27.74	12,096		
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		16,082.80	16,083		
									ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289		

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

EFF.YR/AGE	2003 / 19
COND	19 19%
FUNC	0
ECON	0
DEPR	19 % GD 81

RCNLD	\$1,127,300
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