

Key: 1457

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.590

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| CUSHING JOHN G NOW CIAPPENELLI ROBERT & ELIZABETH 90 WORCESTER LN WALTHAM, MA 02451 | | | | 12L-5-10 | | | | 789 FOX HILL RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| CIAPPENELLI ROBERT & ELIZ | | | | 07/28/2023 | QS | 2,525,000 | 35912-54 | | | | |
| CUSHING JOHN G | | | | 07/09/1992 | A | | MSX-PROB | | | | |
| CUSHING WILLIAM T & JEAN | | | | 12/02/1977 | QS | 90,000 | 2626-172 | | | | |


| 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 | % |
| 13-072 | 02/06/2013 | 10 | Reroof | 6,600 | 04/14/2014 | MR | 100 | 100 |
| 1994059 | 04/06/2007 | 50 | Meas & List | | | RRC | 100 | 100 |
| | 03/29/1994 | 99 | n/a | | | | 100 | 100 |

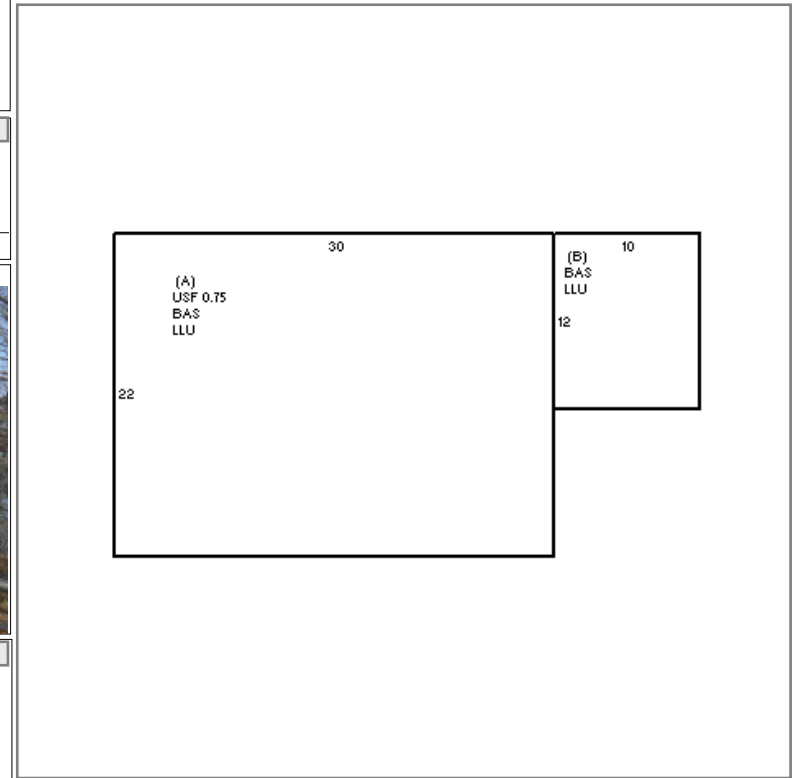
LAND

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------------------|-----------|------|------|------|-----|------------|-----------|
| 100 | S | 20,436 | NC | 1.00 | 70 0.70 100 1.00 | 2,822,050 | 1.74 | 100 | 1.00 | OF6 | 11.00 | 2,308,580 |

| | | | | | | | | |
|-------|---------------|------------------|---|-----------|---------|----------|-----------|-----------|
| TOTAL | 20,436 SF | ZONING | R40 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | NORTH CHATHAM | N O T E | INFL=VIEW/ACCESS TOWATER RESTRICTED DUE TO CONSERVATION RESTRICTS | | | LAND | 2,308,600 | 2,748,200 |
| Inf1 | 70 | | BUILDING | 297,700 | 275,000 | | | |
| Inf2 | 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | TOTAL | 2,606,300 | 3,023,200 | | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 04/14/2014 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
| | | | | | | | |  | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | REVIEW | 2/11/2019 | APK |
|----------|----|------|-------------------|---------|--------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | | | | |
| STYLE | 4 | 1.00 | CAPE [100%] | | | | |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | | |

| YEAR BLT | 1950 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 419,358 |
|------------|-------|------------|-------|--------------|----|---------------|------|---|-----|---|----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 1,275 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | LLU | N | LOWER LEVEL UN | 780 | | 137.13 | 106,959 | | |
| \$NLA(RCN) | \$329 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | + | BAS | L | BAS AREA | 780 | 1950 | 243.37 | 189,831 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UP-STRY FIN | 495 | 1950 | 206.51 | 102,222 | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | | BMG | O | BSMT GARAGE | 1 | | 2,770.00 | 2,770 | | |
| | | | | FLOOR COVER | 21 | SOFTWD/HARDWD | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 10,376.00 | 10,376 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | | |
| | | | | HEATING/COOL | 2 | HOT WATER | 1.00 | | | | | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | |

| | | | |
|----------------|-----------|------|----|
| CONDITION ELEM | CD | | |
| EXTERIOR | | | |
| INTERIOR | | | |
| KITCHEN | | | |
| BATHS | | | |
| HEAT | | | |
| ELECT | | | |
| EFF.YR/AGE | 1976 / 46 | | |
| COND | 29 | 29 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 29 | % GD | 71 |
| RCNLD | \$297,700 | | |