

Key: 1477

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.611

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION            |  |  |  |
|--|--|--|--|------------|----|------------|--------------|---------------------|--|--|--|
| FONTAINE THOMAS J & SULLIVAN MAUREEN E<br>23 HIGH ST<br>NEWTON, MA 02464 |  |  |  | 12M-21-C6  |    |            |              | 48 STRONG ISLAND RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                     |  |  |  |
| FONTAINE THOMAS J & SULLI  |  |  |  | 04/23/2021 | QS | 1,900,000  | (226001)     |                     |  |  |  |
| THE DUNN FAMILY IRR TRUST  |  |  |  | 01/14/2021 | A  | 1          | (225084)     |                     |  |  |  |
| DUNN BARBARA T   |  |  |  | 01/06/1984 | QS | 135,000    | (94977)      |                     |  |  |  |

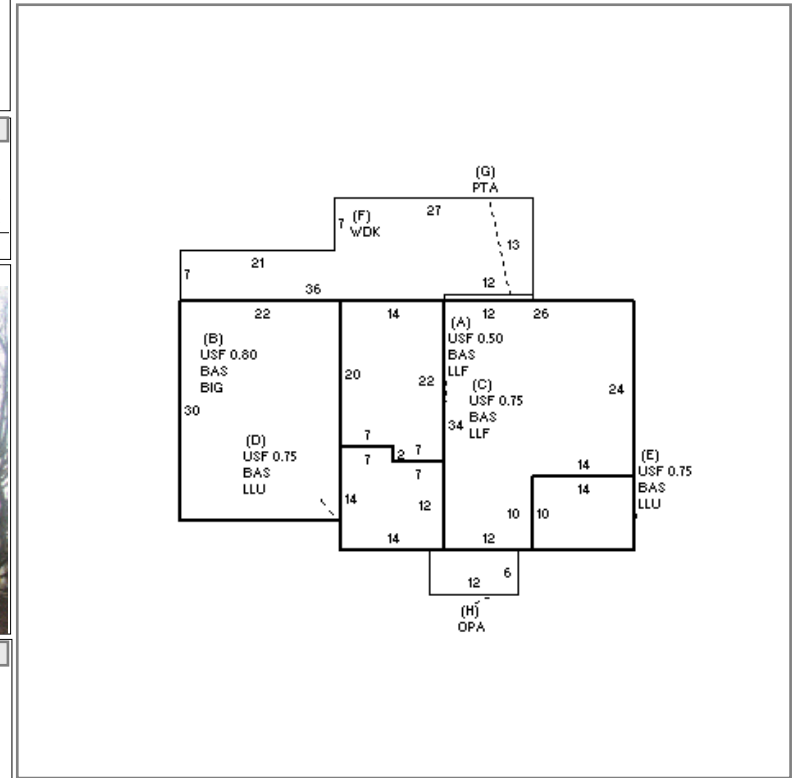
| CLASS   | CLASS%     | DESCRIPTION   |              |         | BN ID      | BN  | CARD   |     |
|---------|------------|---------------|--------------|---------|------------|-----|--------|-----|
| 1010    | 100        | SINGLE FAMILY |              |         |            | 1   | 1 of 1 |     |
| PMT NO  | PMT DT     | TY            | DESC         | AMOUNT  | INSP       | BY  | 1st    | %   |
| 22-370  | 05/17/2022 | 2             | Additions    | 559,045 | 03/07/2023 | NF  | 70     | 70  |
| 22-306  | 04/25/2022 | 13            | SH.MTL/FHAIR | 15,000  |            | RRC | 100    | 100 |
|         | 04/16/2007 | 50            | Meas & List  |         |            |     | 100    | 100 |
| 01-593  | 12/05/2001 | 10            | Reroof       | 13,500  |            |     | 100    | 100 |
| 1983180 | 09/29/1983 | 99            | n/a          |         |            |     | 100    | 100 |

| TOTAL | 20,909 SF     | ZONING           | R40          | FRNT             | 0                | ASSESSED | CURRENT   | PREVIOUS  |
|-------|---------------|------------------|--------------|------------------|------------------|----------|-----------|-----------|
| Nbhd  | NORTH CHATHAM | N<br>O<br>T<br>E | ASSOC. DOCK  |                  |                  | LAND     | 1,444,400 | 1,203,600 |
| Inf1  | 100           |                  | BUILDING     | 1,089,900        | 654,300          |          |           |           |
| Inf2  | 100           |                  | DETACHED     | 0                | 0                |          |           |           |
|       |               |                  | OTHER        | 0                | 0                |          |           |           |
|       |               |                  | <b>TOTAL</b> | <b>2,534,300</b> | <b>1,857,900</b> |          |           |           |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BLDG COMMENTS  
LLF=1BDRM,1FBATH,1RM, MST=WOODSTOVE



| BUILDING | CD | ADJ  | DESC              | MEASURE | 3/7/2023  | NF  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 3/7/2023  | EST |
| STYLE    | 4  | 1.00 | CAPE [100%]       | REVIEW  | 3/22/2023 | EMZ |
| QUALITY  | +  | 1.20 | PLUS AVE [100%]   |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

| YEAR BLT   | 1985  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION   | ADJ  | S | BAT | T   | DESCRIPTION     | UNITS           | YB   | ADJ PRICE | RCN       | TOTAL RCN      | 1,282,283 |             |  |
|------------|-------|------------|-------|--------------|----|---------------|------|---|-----|-----|-----------------|-----------------|------|-----------|-----------|----------------|-----------|-------------|--|
| NET AREA   | 3,495 | DETAIL ADJ | 1.030 | FOUNDATION   | 4  | FLR & WALL    | 1.00 | + | LLF | N   | LOWER LEVEL FIN | 1,038           |      | 199.58    | 207,163   | CONDITION ELEM | CD        |             |  |
| \$NLA(RCN) | \$367 | OVERALL    | 1.000 | EXT. COVER   | 1  | WOOD SHINGLE  | 1.00 | + | BAS | L   | BAS AREA        | 2,020           | 1985 | 271.20    | 547,816   | EXTERIOR       | V         |             |  |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE         | 1.00 | + | USF | L   | UP-STRY FIN     | 1,475           | 1985 | 230.12    | 339,425   | INTERIOR       | V         |             |  |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SHIN | 1.00 | B | BIG | N   | BUILT-IN GARAGE | 660             |      | 91.45     | 60,360    | KITCHEN        | V         |             |  |
|            |       |            |       | FLOOR COVER  | 13 | HARDWD/CARPET | 1.00 | + | LLU | N   | LOWER LEVEL UN  | 322             |      | 152.80    | 49,202    | BATHS          | V         |             |  |
|            |       |            |       | INT. FINISH  | 2  | DRYWALL       | 1.00 | F | WDK | N   | WOOD DECK       | 513             |      | 70.08     | 35,951    | HEAT           | U         |             |  |
|            |       |            |       | HEATING/COOL | 9  | WARM/COOL AIR | 1.03 | G | PTA | N   | PATIO/STOOP     | 12              |      | 21.50     | 258       | ELECT          | U         |             |  |
|            |       |            |       | FUEL SOURCE  | 2  | GAS           | 1.00 | H | OPA | N   | OPEN PORCH      | 72              |      | 91.32     | 6,575     |                |           |             |  |
|            |       |            |       |              |    |               |      |   |     | F22 | O               | FPL 2S 2OP      | 1    |           | 17,436.00 | 17,436         |           |             |  |
|            |       |            |       |              |    |               |      |   |     | MST | O               | MASONRY STACK   | 1    |           | 2,481.60  | 2,482          |           |             |  |
|            |       |            |       |              |    |               |      |   |     | ODS | O               | OUT DOOR SHWR-A | 1    |           | 1,772.40  | 1,772          |           |             |  |
|            |       |            |       |              |    |               |      |   |     |     |                 |                 |      |           |           | EFF.YR/AGE     | 2022 / 0  |             |  |
|            |       |            |       |              |    |               |      |   |     |     |                 |                 |      |           |           | COND           | 0 0 %     |             |  |
|            |       |            |       |              |    |               |      |   |     |     |                 |                 |      |           |           | FUNC           | 15 UC     |             |  |
|            |       |            |       |              |    |               |      |   |     |     |                 |                 |      |           |           | ECON           | 0         |             |  |
|            |       |            |       |              |    |               |      |   |     |     |                 |                 |      |           |           | DEPR           | 15 % GD   | 85          |  |
|            |       |            |       |              |    |               |      |   |     |     |                 |                 |      |           |           | RCNLD          |           | \$1,089,900 |  |