

Key: 1488

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.622

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
THE 560 FOX HILL NOMINEE TRUST SHEEHAN PATRICK J TRUSTEE 776 BOYLSTON ST #E9A BOSTON, MA 02199										12M-8-P2				560 FOX HILL RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
THE 560 FOX HILL NOMINEE										03/10/2016	QS	8,500,000	29501-286				
LWL FOX HILL REALTY TRUST										12/17/2012	A	1	26957-270				
LEPARD LAWRENCE W & SUSAN										10/15/2009	QS	2,750,000	24097-3				

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	%
17-103	02/22/2017	2	Additions	364,000	05/31/2018	APK	100	100
12-175	04/06/2012	1	New Construc	27,000	05/09/2014	MR	100	100
12-133	03/14/2012	6	Pools etc	60,000	05/09/2014	MR	100	100
11-406	10/17/2011	1	New Construc	1,900,000	04/22/2015	MW	100	100
11-399	10/11/2011	5	Demolitions	12,000	05/02/2012	MR	100	100

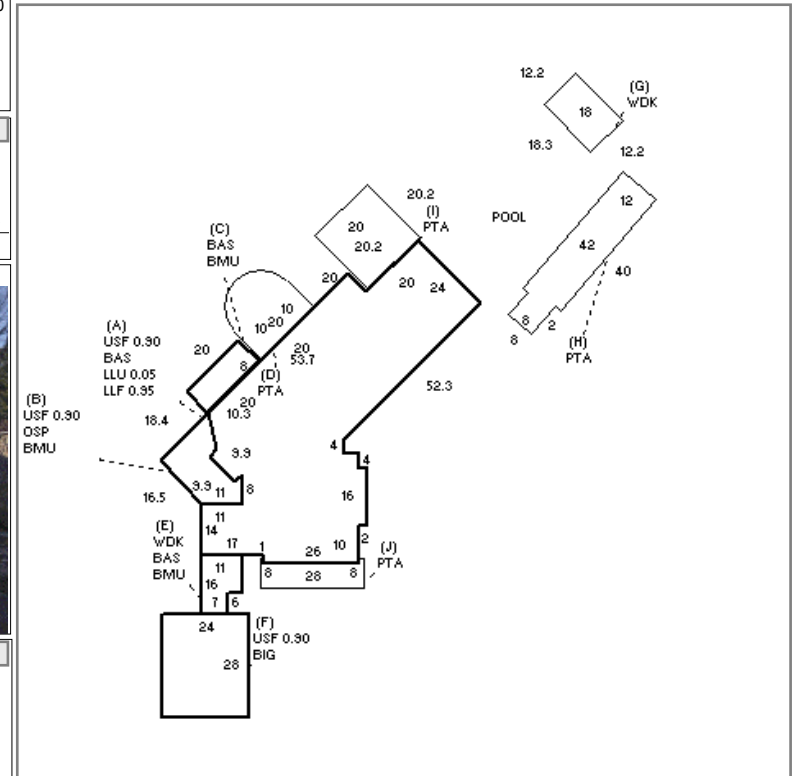
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NC	1.00	100	2,382,250	1.00	100	1.00	CFC	6.50	2,187,560
300	A	0.842	NC	1.00	100	124,800	1.00	100	1.00	CFC	6.50	105,080

TOTAL	1.760 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE	CROWS PONDFRONT/BULKHEAD			LAND	2,292,600	1,910,400
Inf1	100		BUILDING	9,875,900	9,016,100			
Inf2	100		DETACHED	249,700	244,000			
						OTHER	0	0
						TOTAL	12,418,200	11,170,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DCK	G	1.20	10 0.90 150X3	1988	450	353.59	143,200
IPC	S	3.00	10 0.90 20X40	2013	800	124.21	89,400
STR	A	1.00	10 0.90 26,14,16,4	2013	240	30.00	6,500
HTB	E	1.80	10 0.90 SPA	2013	1	11,816.82	10,600



BLDG COMMENTS
LLF=6RMS,1FBATH



BUILDING	CD	ADJ	DESC	MEASURE	12/23/2019	APK
MODEL	1		RESIDENTIAL	LIST	12/20/2019	APK
STYLE	19	1.30	NEW STYLE [100%]	REVIEW	4/18/2023	APK
QUALITY	E	3.50	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2012	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	10,077,463			
NET AREA	7,387	DETAIL ADJ	1.378	FOUNDATION	4	FLR & WALL	1.00	A	LLF	N	LOWER LEVEL FIN	3,113		744.76	2,318,449					
\$NLA(RCN)	\$1,364	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	LLU	N	LOWER LEVEL UN	164		570.20	93,513					
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BAS AREA	3,589	2012	1,012.01	3,632,111					
				ROOF COVER	2	WOOD SHIN	1.01	+	USF	L	UP-STRY FIN	3,798	2012	858.73	3,261,440					
				FLOOR COVER	1	HARDWOOD	1.00	+	BMU	N	BSMT UNFINISHED	583		295.24	172,127					
				INT. FINISH	2	DRYWALL	1.00	B	OSP	N	OPEN SCR PORCH	271		275.80	74,743					
				HEATING/COOL	11	HT-WT/COOL AIR	1.05	+	PTA	N	PATIO/STOOP	1,524		62.65	95,480					
				FUEL SOURCE	2	GAS	1.00	F	BIG	N	BUILT-IN GARAGE	672		266.14	178,843					
													+	WDK	N	WOOD DECK	373		204.40	76,241
													F21	O	FPL 2S 1OP	1		36,316.00	36,316	
													KIT	O	EXTRA KITCHEN	1		5,705.00	5,705	
													ODS	O	OUT DOOR SHWR-A	1		5,169.50	5,170	

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

EFF.YR/AGE	2020 / 2
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98

RCNLD	\$9,875,900
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