

Key: 1872

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.037

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--|---|----------|------|-------------|------|------------|--------------|------------------------|-----|------|------------|-----------|
| CHATMANDU REALTY TRUST 1431 BLUE HILL AVE MILTON, MA 02186 | | | | 13G-40-C22B | | | | 211 STEPPING STONES RD | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| CHATMANDU REALTY TRUST | | | | 03/10/2021 | QS | 520,000 | 33876-270 | | | | | |
| STROTHER KEVIN L & ALLEN | | | | 10/21/2016 | QS | 375,000 | 30026-160 | | | | | |
| STERN ALVIN L | | | | 08/19/1996 | QS | 140,000 | 10351-21 | | | | | |
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 13,911 | MC | 1.00 | 100 | 1.00 | 100 | 1.00 | MR2 | 1.00 | | 282,710 |

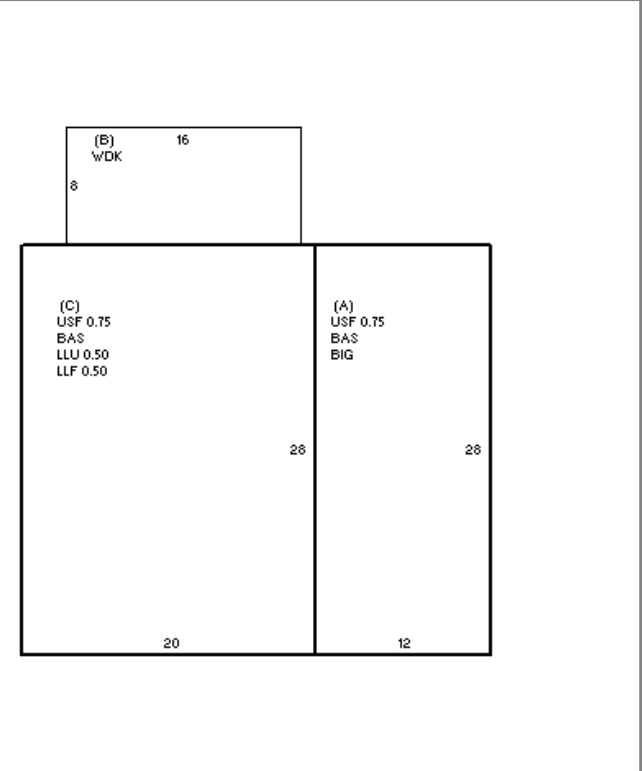
| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|---------------|--------------|--------|-------|-----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 22-613 | 07/22/2022 | 77 | SOLAR PANELS | 21,000 | | | | |
| 93-254 | 04/18/2007 | 50 | Meas & List | | | RRC | 100 | 100 |
| | 07/01/1993 | 14 | DECK | 4,500 | | | 100 | 100 |

| TOTAL | 13,911 SF | ZONING | R40 | FRNT | 102 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | MID CHATHAM | NOTE | | | | LAND | 282,700 | 200,200 |
| Inf1 | 100 | | BUILDING | 344,400 | 317,900 | | | |
| Inf2 | 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 627,100 | 518,100 |

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



| BUILDING | CD | ADJ | DESC | MEASURE | 1/12/2022 | NF |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | | | |
| STYLE | 4 | 1.00 | CAPE [100%] | LIST | 1/12/2022 | EST |
| QUALITY | A | 1.00 | AVERAGE [100%] | REVIEW | 5/17/2022 | MR |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1972 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 499,096 | | |
|------------|-------|------------|-------|--------------|----|---------------|------|-----|-----|-----------------|-----------------|-------|-----------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 1,568 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BIG | N | BUILT-IN GARAGE | 336 | | 82.56 | 27,741 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$318 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | + | BAS | L | BAS AREA | 896 | 1972 | 242.11 | 216,932 | EXTERIOR | A | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UP-STRY FIN | 672 | 1972 | 205.44 | 138,056 | INTERIOR | A | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | B | WDK | N | WOOD DECK | 128 | | 58.40 | 7,475 | KITCHEN | A | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | C | LLF | N | LOWER LEVEL FIN | 280 | | 178.18 | 49,889 | BATHS | A | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | C | LLU | N | LOWER LEVEL UN | 280 | | 136.41 | 38,196 | HEAT | A | | |
| | | | | HEATING/COOL | 1 | FORCED AIR | 1.00 | F22 | O | FPL 2S 2OP | 1 | | 14,530.00 | 14,530 | ELECT | A | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | ODS | O | OUT DOOR SHWR-A | 1 | | 1,477.00 | 1,477 | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1972 / 50 |
| | | | | | | | | | | | | | | | | | | COND | 31 31 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 31 % GD 69 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$344,400 |