

Key: 1969

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.135

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FROST FISH ASSOCIATES LLC NOW GALLAGHER MARC & AMY UNCKLESS 26 ANSELM WAY SUDBURY, MA 01776				131-8G-EC7				74 FROST FISH HILL			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GALLAGHER MARC & AMY UNCK				05/31/2023	QS	2,275,895		35814-221			
FROST FISH ASSOCIATES LLC				02/11/2022	B	1 34900-136					
BRUNO MICHAEL & KIMBERLY				12/16/2016	QS	1,465,000		30168-163			

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	%
01-245	08/30/2023	98	SALES QUESTI				100	100
	06/23/2017	98	SALES QUESTI				0	0
	05/08/2001	1	New Construc	510,000			100	100


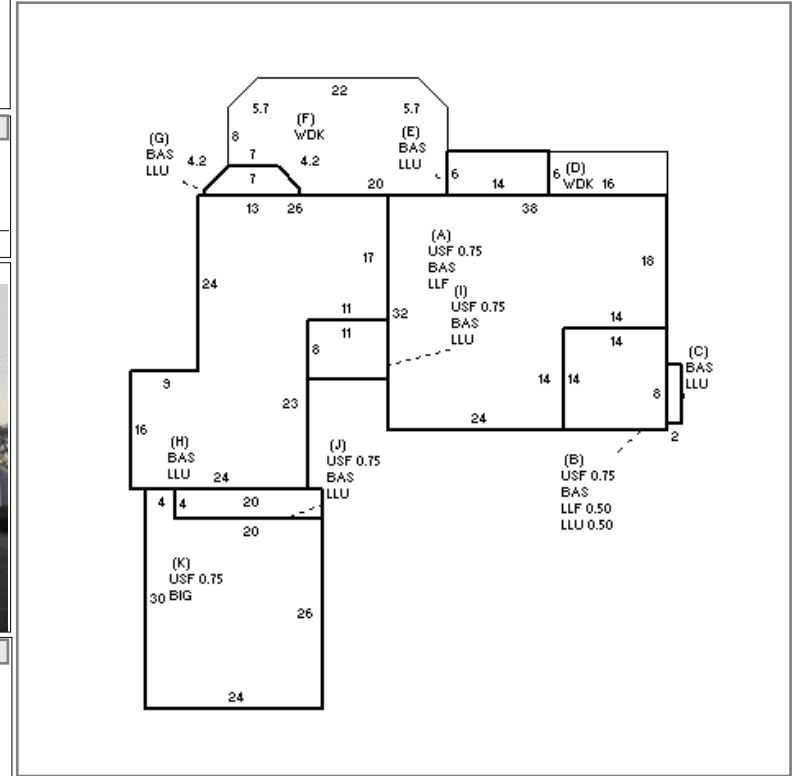
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,830	MC	1.00	1.00	513,100	1.59	1.00	1.00	R05	1.40	427,260

TOTAL	22,830 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE	LAND	427,300	356,000			
Inf1	100		BUILDING	2,073,800	1,829,500			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>			<b>TOTAL</b>	<b>2,501,100</b>	<b>2,185,500</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/10/2021

BUILDING	CD	ADJ	DESC	MEASURE	12/10/2021	NF
MODEL	1		RESIDENTIAL	LIST	12/10/2021	EST
STYLE	19	1.30	NEW STYLE [100%]	REVIEW	1/20/2022	EMZ
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,976	DETAIL ADJ	1.352	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$652	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	1.00		ROOF COVER	2	WOOD SHIN	1.01
ROOMS	11	1.00		FLOOR COVER	16	HARDWD/OTHER	1.00
BEDROOMS	5	1.00		INT. FINISH	2	DRYWALL	1.00
FULL BATHS	4	1.00		HEATING/COOL	9	WARM/COOL AIR	1.03
1/2 BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00
FIXTURES	18	\$30,177					
UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,592,203
+	LLF	N	LOWER LEVEL FIN	1,118		331.77	370,918		
+	BAS	L	BAS AREA	2,458	2002	450.82	1,108,114		
+	USF	L	UP-STRY FIN	1,518	2002	382.54	580,689		
+	LLU	N	LOWER LEVEL UN	1,340		254.01	340,374		
+	WDK	N	WOOD DECK	525		90.52	47,523		
K	BIG	N	BUILT-IN GARAGE	640		118.40	75,775		
F33	O		FPL 3ST 3OP	1		38,633.80	38,634		
								CONDITION ELEM	CD
								EXTERIOR	A
								INTERIOR	A
								KITCHEN	A
								BATHS	A
								HEAT	A
								ELECT	A
EFF.YR/AGE								2002 / 20	
COND								20	20 %
FUNC								0	
ECON								0	
DEPR								20	% GD 80
RCNLD								\$2,073,800	

BUILDING