

Key: 1971

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.137

LEGAL

LAND

CURRENT OWNER		PARCEL ID		LOCATION	
KATHLEEN MARY FALETRA LIV TRUST FALETRA KATHLEEN MARY TRUSTEE 97 SADDLE HILL RD HOPKINTON, MA 01748		131-81-EC9		79 FROST FISH HILL	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KATHLEEN MARY FALETRA LIV		05/25/2022	QS	2,600,000	35143-327
FLORENCE J PELLAND TRUST		04/21/2004	A	1 18480-104	
PELLAND, FLORENCE		06/20/2003	N	1,200,000	17125-114

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	%
P2002238	04/18/2007	50	Meas & List			RRC	100	100
	01/24/2003	50	Meas & List			JB	100	100
	09/18/2002	99	n/a				100	100
P2002432	09/18/2002	99	n/a	193,500			100	100

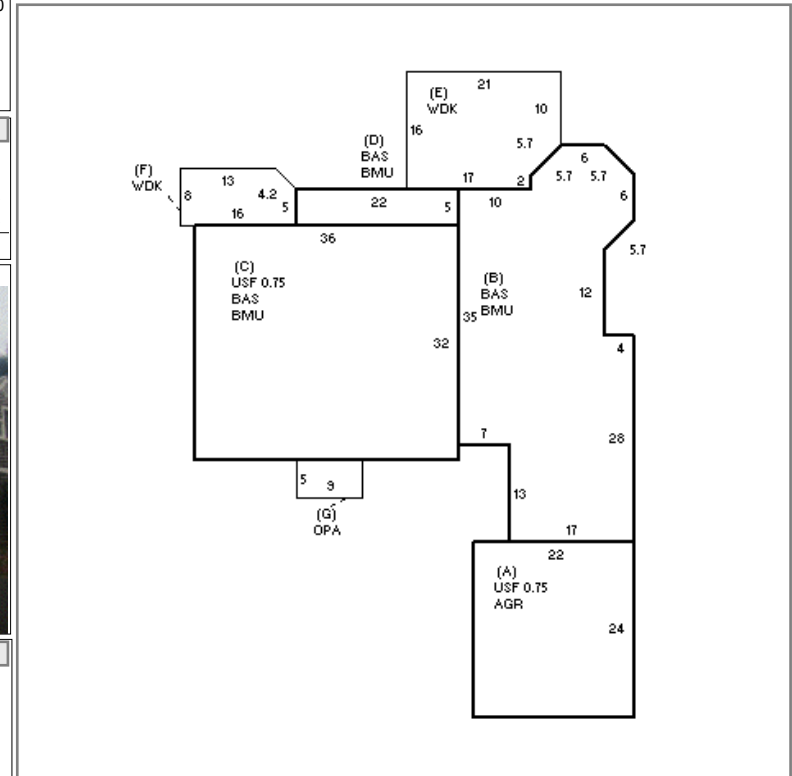
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	MC	1.00	100	513,100	1.00	100	1.00	R05	1.40	471,170
300	A	0.121	MC	1.00	100	26,880	1.00	100	1.00	R05	1.40	3,250

TOTAL	1.039 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	474,400	395,300
Inf1	100		LAND BUILDING	1,604,100	1,430,900			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>2,078,500</b>	<b>1,826,200</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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%]			



DETACHED

BUILDING

YEAR BLT	2003	SIZE ADJ	1.000
NET AREA	3,595	DETAIL ADJ	1.352
\$NLA(RCN)	\$551	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
FULL BATHS		3	1.00
1/2 BATHS		0	1.00
FIXTURES		9	\$15,088
UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHIN	1.01
FLOOR COVER	16	HARDWD/OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATTACHED GARAGE	528		120.69	63,725
+	USF	L	UP-STRY FIN	1,260	2003	401.37	505,726
+	BMU	N	BSMT UNFINISHED	2,335		97.42	227,466
+	BAS	L	BAS AREA	2,335	2003	473.02	1,104,494
+	WDK	N	WOOD DECK	444		90.52	40,192
G	OPA	N	OPEN PORCH	45		117.97	5,309
F21	O	O	FPL 2S 1OP	1		16,082.80	16,083
GEN	O	O	GENERATOR	1		0.00	
ODS	O	O	OUT DOOR SHWR-A	1		2,289.40	2,289

TOTAL RCN	1,980,372
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2003 / 19
COND	19 19%
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$1,604,100