

Key: 2131

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.307

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|-------------|----|------------------|--------------|---------------------|--|--|--|
| CHATHAM VIEWPOINTS LLC 24 WHEELER RD LINCOLN, MA 01773 | | | | 14A1-10-D41 | | | | 135 STAGE ISLAND RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| CHATHAM VIEWPOINTS LLC | | | | 12/27/2012 | A | 1 (199214) | | | | | |
| MACDONALD STEWART G & CYN | | | | 11/26/1997 | 99 | 470,000 (146666) | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|---------------|--------------|---------|------------|-----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 14-184 | 04/09/2014 | 10 | Reroof | 28,000 | 05/04/2015 | MW | 100 | 100 |
| 14-175 | 04/07/2014 | 3 | Renovations | 28,000 | 06/06/2015 | WFF | 100 | 100 |
| 13-586 | 10/31/2013 | 1 | New Construc | 295,000 | 05/04/2015 | MW | 100 | 100 |
| | 03/07/2007 | 50 | Meas & List | | | RRC | 100 | 100 |
| | 03/30/2006 | 50 | Meas & List | | | RRC | 100 | 100 |

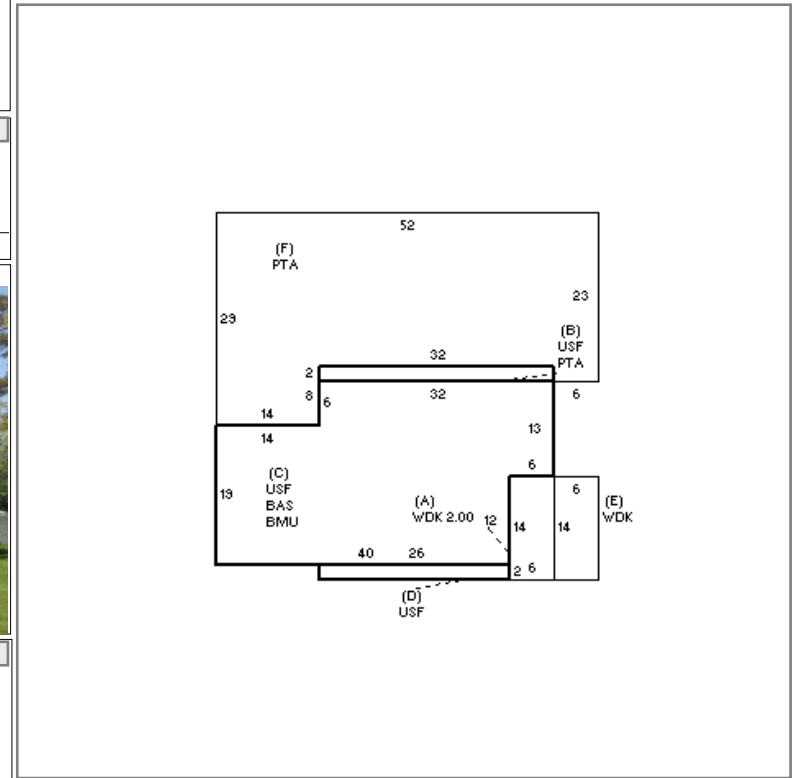
LAND

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 30,019 | MOR | 1.00 | 100 | 1.00 | 100 | 1.00 | R13 | 3.20 | | 1,022,400 |

| | | | | | | | | |
|-------|---------------|-------------------------------|----------|-------|-----------|-----------|---------|----------|
| TOTAL | 30,019 SF | ZONING | R40 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | MORRIS ISLAND | NOTE OBSTRUCTED Water View | LAND | | 1,022,400 | 852,000 | | |
| Inf1 | 100 | | BUILDING | | 528,500 | 487,400 | | |
| Inf2 | 100 | | DETACHED | | 39,300 | 37,500 | | |
| | | | OTHER | | 431,700 | 397,000 | | |
| | | | | TOTAL | 2,021,900 | 1,773,900 | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------|------|-------|-----------|--------|
| IPC | G | 1.20 | 10 0.90 HEATED | 2006 | 800 | 49.69 | 35,800 |
| PTD | G | 1.20 | 10 0.90 | 2006 | 288 | 13.56 | 3,500 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | | |
|----------|----|------|-------------------|----------------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST REVIEW | 6/15/2016 | TD |
| STYLE | 5 | 1.00 | COLONIAL [100%] | | | |
| QUALITY | + | 1.20 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

G

| YEAR BLT | 1983 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 704,639 | | |
|------------|-------|------------|-------|--------------|----|---------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 2,104 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | WDK | N | WOOD DECK | 252 | | 70.08 | 17,660 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$335 | OVERALL | 1.000 | EXT. COVER | 2 | CLAPBOARD | 1.00 | + | PTA | N | PATIO/STOOP | 1,280 | | 21.48 | 27,494 | EXTERIOR | G | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | BMU | N | BSMT UNFINISHED | 994 | | 86.94 | 86,423 | INTERIOR | A | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | C | BAS | L | BAS AREA | 994 | 1983 | 291.14 | 289,393 | KITCHEN | A | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | + | USF | L | UP-STRY FIN | 1,110 | 1983 | 247.04 | 274,216 | BATHS | A | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | ODS | O | O | OUT DOOR SHWR-A | 1 | | 1,772.40 | 1,772 | HEAT | A | | |
| | | | | HEATING/COOL | 1 | FORCED AIR | 1.00 | | | | | | | | | | | ELECT | A |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | | EFF.YR/AGE | 1988 / 34 |
| STORIES | 2 | 1.00 | | | | | | | | | | | | | | | | COND | 25 25% |
| ROOMS | 0 | 1.00 | | | | | | | | | | | | | | | | FUNC | 0 |
| BEDROOMS | 4 | 1.00 | | | | | | | | | | | | | | | | ECON | 0 |
| FULL BATHS | 2 | 1.00 | | | | | | | | | | | | | | | | DEPR | 25 % GD 75 |
| 1/2 BATHS | 1 | 1.00 | | | | | | | | | | | | | | | | RCNLD | \$528,500 |
| FIXTURES | 8 | \$7,680 | | | | | | | | | | | | | | | | | |
| UNITS | 1 | 1.00 | | | | | | | | | | | | | | | | | |

Key: 2131

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.308

LEGAL

| | | | | | |
|--|--|-------------|---|---------------------|--------------|
| CURRENT OWNER | | PARCEL ID | | LOCATION | |
| CHATHAM VIEWPOINTS LLC 24 WHEELER RD LINCOLN, MA 01773 | | 14A1-10-D41 | | 135 STAGE ISLAND RD | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|---------------|------|--------|-------|----|--------|---|
| 1010 | 100 | SINGLE FAMILY | | | | 2 | 2 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |

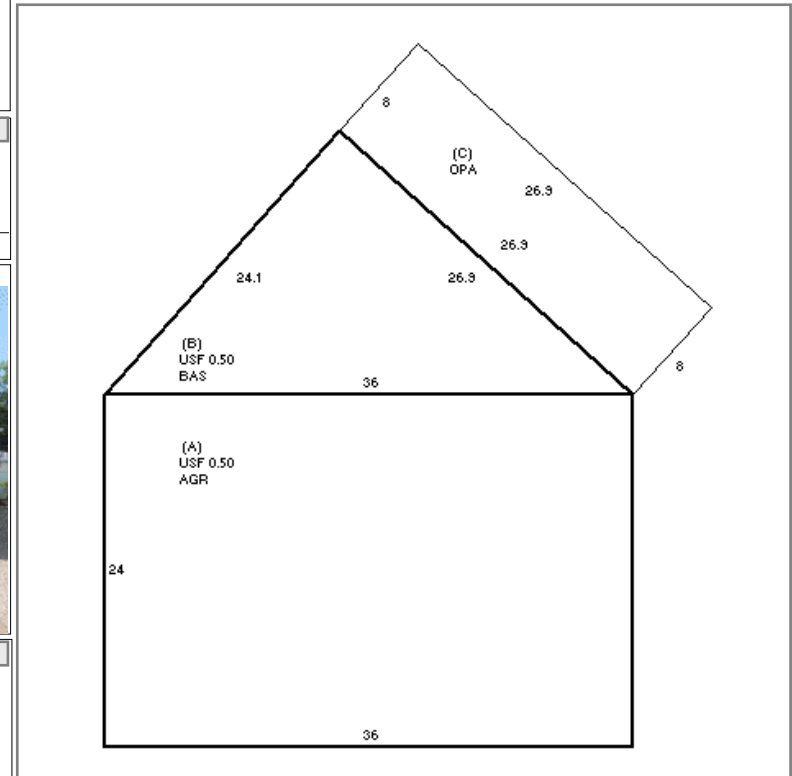
LAND

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|------|------|----------|-----|------|-----|----|------------|-----------|
|----|---|----------|------|------|------|----------|-----|------|-----|----|------------|-----------|

| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|-------|--------|----------|----------|---------|----------|
| Nbhd | NOTE | | LAND | 431,700 | |
| Inf1 | | BUILDING | | | |
| Inf2 | | DETACHED | | | |
| | | | OTHER | | |
| | | | TOTAL | | |

DETACHED

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



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 4/3/2014 | MR |
|----------|----|------|-------------------|---------------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/3/2014 | EST |
| STYLE | 17 | 0.95 | GAR/APT [100%] | REVIEW | 5/19/2015 | TD |
| QUALITY | G | 1.55 | GOOD [100%] | BLDG COMMENTS | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | WDK=2ND FLR | | |

| YEAR BLT | 2013 | SIZE ADJ | 1.000 |
|------------|-------|------------|---------|
| NET AREA | 918 | DETAIL ADJ | 0.902 |
| \$NLA(RCN) | \$517 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 1.5 | 1.00 |
| ROOMS | | 4 | 1.00 |
| BEDROOMS | | 2 | 1.00 |
| FULL BATHS | | 1 | 1.00 |
| 1/2 BATHS | | 0 | 1.00 |
| FIXTURES | | 3 | \$3,356 |
| UNITS | | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|--------------|----|---------------|------|
| FOUNDATION | 2 | SLAB | 0.95 |
| EXT. COVER | 1 | WOOD SHINGLE | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 |
| FLOOR COVER | 99 | N/A | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | AGR | N | ATTACHED GARAGE | 864 | | 115.70 | 99,966 |
| + | USF | L | UP-STRY FIN | 594 | 2013 | 350.06 | 207,934 |
| B | BAS | L | BAS AREA | 324 | 2013 | 412.54 | 133,664 |
| C | OPA | N | OPEN PORCH | 215 | | 117.96 | 25,361 |
| | WDK | N | WOOD DECK | 45 | | 90.52 | 4,073 |

| TOTAL RCN | 474,354 |
|----------------|-----------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 2013 / 9 |
| COND | 9 9 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 9 % GD 91 |
| RCNLD | \$431,700 |