

Key: 2652

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.863

LEGAL

LAND

DETACHED

BUILDING

G

| CURRENT OWNER  |  |  |  |            |   | PARCEL ID         |          |  |  | LOCATION            |    |            |              |
|--|--|--|--|------------|---|-------------------|----------|--|--|---------------------|----|------------|--------------|
| MONAHAN JOHN F<br>195 STONY HILL RD, UNIT D<br>CHATHAM, MA 02633 |  |  |  |            |   | 14H-11D-X4        |          |  |  | 195-D STONY HILL RD |    |            |              |
|  |  |  |  |            |   | TRANSFER HISTORY  |          |  |  | DOS                 | T  | SALE PRICE | BK-PG (Cert) |
|  |  |  |  |            |   | MONAHAN JOHN F    |          |  |  | 03/13/2019          | QS | 190,000    | 31886-179    |
|  |  |  |  |            |   | LANCASTER TISHA R |          |  |  | 08/21/2012          | QS | 136,000    | 26605-42     |
| RAWSON RICHARD E EXECUTOR  |  |  |  | 08/21/2012 | A | 1                 | 26605-38 |  |  |                     |    |            |              |

| CLASS  | CLASS%     | DESCRIPTION |              |         | BN ID      | BN  | CARD   |     |
|--------|------------|-------------|--------------|---------|------------|-----|--------|-----|
| 1020   | 100        | CONDOMINIUM |              |         |            | 1   | 1 of 1 |     |
| PMT NO | PMT DT     | TY          | DESC         | AMOUNT  | INSP       | BY  | 1st    | %   |
| 94-390 | 04/22/2019 | 98          | SALES QUESTI |         |            |     |        | 0   |
| 94-389 | 04/18/2019 | 3           | Renovations  |         | 04/18/2019 | APK | 100    | 100 |
| 94-160 | 10/10/1994 | 99          | n/a          | 200,000 |            |     | 100    | 100 |
|        | 10/01/1994 | 99          | n/a          | 200,000 |            |     | 100    | 100 |
|        | 05/01/1994 | 99          | n/a          | 200,000 |            |     | 100    | 100 |

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

| TOTAL | SF | ZONING | I | FRNT | 0 | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|----|--------|---|------|---|--------------|----------------|----------------|
|       |    |        |   |      |   | LAND         | 0              | 0              |
|       |    |        |   |      |   | BUILDING     | 248,600        | 222,200        |
|       |    |        |   |      |   | DETACHED     | 1,700          | 1,600          |
|       |    |        |   |      |   | OTHER        | 0              | 0              |
|       |    |        |   |      |   | <b>TOTAL</b> | <b>250,300</b> | <b>223,800</b> |

| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| UTB | A    | 1.00 | 60 0.40  | 1995 | 130   | 32.76     | 1,700 |



| BLDG COMMENTS |
|---------------|
|               |

| BUILDING | CD | ADJ  | DESC              | MEASURE   |
|----------|----|------|-------------------|-----------|
| MODEL    | 10 |      | CONDO             | LIST      |
| STYLE    | 5  | 1.00 | GARDEN END [100%] | REVIEW    |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    | 4/18/2019 |
| FRAME    | 99 | 1.00 | N/A [100%]        | APK       |

| YEAR BLT   | 1995  | SIZE ADJ   | 1.000   | ELEMENT      | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION | UNITS | YB   | ADJ PRICE | RCN     |
|------------|-------|------------|---------|--------------|----|---------------|------|---|-----|---|-------------|-------|------|-----------|---------|
| NET AREA   | 600   | DETAIL ADJ | 1.081   | COMPLEX      | 26 | STONY HILL    | 1.05 |   | BAS | L | BAS AREA    | 600   | 1995 | 409.96    | 245,974 |
| \$NLA(RCN) | \$414 | OVERALL    | 1.000   | UNIT MODEL   | 99 | N/A           | 1.00 |   |     |   |             |       |      |           |         |
| CAPACITY   |       |            |         | VIEW/LOC     | 1  | NONE          | 1.00 |   |     |   |             |       |      |           |         |
| ROOMS      | 3     | ADJ        | 1.00    | HVAC         | 9  | WARM/COOL AIR | 1.03 |   |     |   |             |       |      |           |         |
| BEDROOMS   | 1     |            | 1.00    | FUEL SOURCE  | 2  | GAS           | 1.00 |   |     |   |             |       |      |           |         |
| FULL BATHS | 1     |            | 1.00    | FLOOR LEVEL  | 2  | FIRST FLOOR   | 1.00 |   |     |   |             |       |      |           |         |
| 1/2 BATHS  | 0     |            | 1.00    | NEIGHBORHOOD | 1  | MID-CHATHAM   | 1.00 |   |     |   |             |       |      |           |         |
| FIXTURES   | 3     |            | \$2,594 |              |    |               |      |   |     |   |             |       |      |           |         |

| TOTAL RCN      | 248,568    |
|----------------|------------|
| CONDITION ELEM | CD         |
| INTERIOR       | V          |
| KITCHEN        | V          |
| BATHS          | V          |
| EXTERIOR       | V          |
| EFF.YR/AGE     | 2020 / 2   |
| COND           | 0 0 %      |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 0 % GD 100 |
| RCNLD          | \$248,600  |