

Key: 2776

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.999

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|
| MJB TRUST LLC c/o JOHN HERNANDEZ PO BOX 264 BOXFORD, MA 01921 | | | | 141-2B-25B | | | | 357 STONY HILL RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MJB TRUST LLC | | | | 02/25/2019 | QS | 1,075,000 | 31853-105 | | | | |
| ROSTAN SCOTT W & STEPHANI | | | | 11/15/2010 | QS | 912,500 | 25000-160 | | | | |
| RUSHNAK D SCOTT & FAITH A | | | | 07/01/1999 | F | 150,000 | 12383-132 | | | | |


| 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 | % |
| 00-490 | 02/13/2008 | 50 | Meas & List | | | RRC | 100 | 100 |
| | 03/19/2003 | 50 | Meas & List | | | JB | 100 | 100 |
| | 10/01/2000 | 1 | New Construc | 350,000 | | | 100 | 100 |
| 2000266 | 08/04/2000 | 99 | n/a | | | | 100 | 100 |

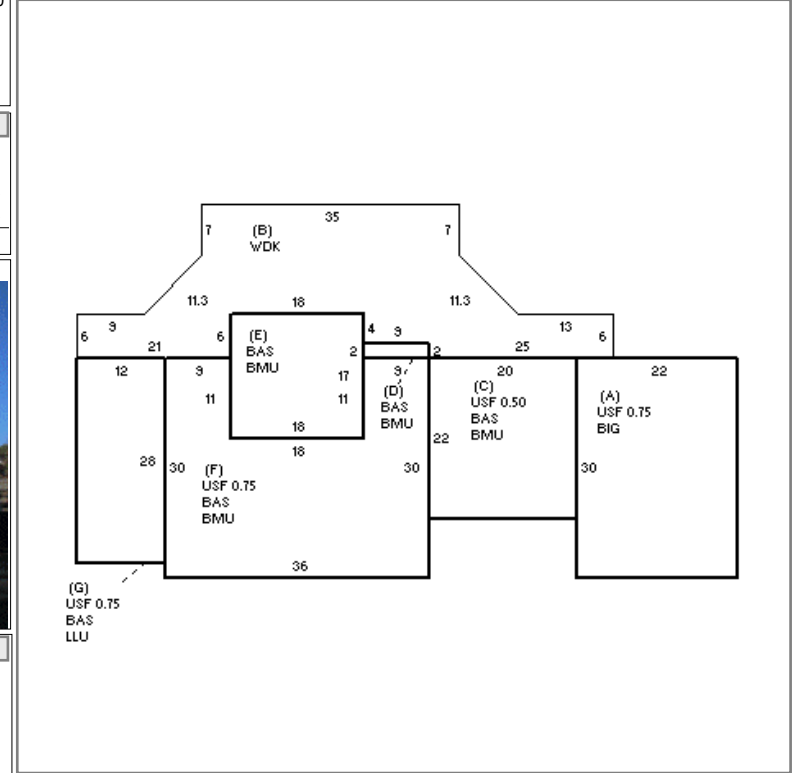
LAND

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 40,000 | NC | 1.00 | 80 | 0.80 | 100 | 1.00 | MR2 | 1.50 | | 403,860 |
| 300 | A | 0.400 | NC | 1.00 | 10 | 0.10 | 100 | 1.00 | MR2 | 1.50 | | 1,150 |

DETACHED

| TOTAL | 1.318 Acres | | | ZONING | R40 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|---------------|--|--|------------------|---------------|-----------|-----------|----------|-----------|-----------|
| Nbhd | NORTH CHATHAM | | | N O T E | Panhandle/WET | | | LAND | 405,000 | 337,500 |
| Inf1 | 80 | | | | LAND BUILDING | 1,320,400 | 1,216,500 | DETACHED | 0 | 0 |
| Inf2 | 100 | | | | OTHER | 0 | 0 | TOTAL | 1,725,400 | 1,554,000 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 01/08/2013 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
| | | | | | | | |  | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | LIST | REVIEW | 3/2/2018 | APK |
|----------|----|------|-------------------|---------|------|--------|----------|-----|
| MODEL | 1 | | RESIDENTIAL | | | | | |
| STYLE | 4 | 1.00 | CAPE [100%] | | | | | |
| QUALITY | G | 1.55 | GOOD [100%] | | | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | | | |

BLDG COMMENTS

G

| YEAR BLT | 2003 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,630,172 |
|------------|-------|------------|-------|--------------|----|---------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-----------|-----------|
| NET AREA | 3,611 | DETAIL ADJ | 1.030 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BIG | N | BUILT-IN GARAGE | 660 | | 118.13 | 77,965 | | |
| \$NLA(RCN) | \$451 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | + | USF | L | UP-STRY FIN | 1,629 | 2003 | 302.70 | 493,103 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | WDK | N | WOOD DECK | 901 | | 90.52 | 81,558 | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | + | BAS | N | BSMT UNFINISHED | 1,646 | | 102.05 | 167,981 | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | + | BAS | L | BAS AREA | 1,982 | 2003 | 356.74 | 707,053 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | G | LLU | N | LOWER LEVEL UN | 336 | | 201.00 | 67,537 | | |
| | | | | HEATING/COOL | 9 | WARM/COOL AIR | 1.03 | F21 | O | O | FPL 2S 1OP | 1 | | 16,082.80 | 16,083 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | ODS | O | O | OUT DOOR SHWR-A | 1 | | 2,289.40 | 2,289 | | |

| 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 | \$1,320,400 | |