

Key: 2791

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.014

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KOERNER ANNE M & ERIC W 2 SHERLOCK LN WESTFORD, MA 01886				141-38D-N25				44 SPRING HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KOERNER ANNE M & ERIC W				07/31/2020	QS	750,000	(223203)				
LEONE DAVID L & FLORENCE				08/30/2012	QS	495,000	(198032)				
MCCREADY SCOTT C & ANN P				03/02/1994	A	1	(133084)				

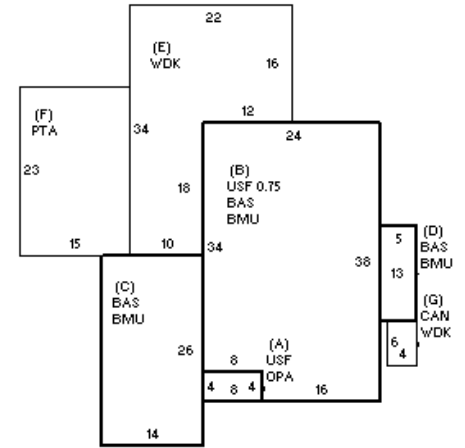
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-468	05/18/2023	10	Reroof	12,450				0
21-874	09/29/2021	3	Renovations	50,000	04/21/2022	NF	100	100
		99	n/a		04/07/2021	NF	100	100
	12/04/2020	98	SALES QUESTI					100
17-735	10/30/2017	4	Outbuildings		07/18/2018	NF	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,127	NC	1.00	100	1.00	100	1.00	R04	1.30		388,820
TOTAL	20,127 SF					ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM					NOTE	LAND	388,800	324,000			
Inf1	100						BUILDING	522,600	475,600			
Inf2	100						DETACHED	1,200	1,200			
							OTHER	0	0			
						TOTAL	912,600	800,800				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X12	2017	96	14.26	1,200



BLDG COMMENTS
Cathedral Ceilings, Skylight, Irrigation System



BUILDING	CD	ADJ	DESC	MEASURE	4/21/2022	NF
MODEL	1		RESIDENTIAL	LIST	4/21/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	5/9/2022	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	637,323
NET AREA	2,001	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	A	OPA	N	OPEN PORCH	32		76.09	2,435	CONDITION ELEM	CD
\$NLA(RCN)	\$319	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	692	1986	217.96	150,828	EXTERIOR	A
CAPACITY			UNITS	ADJ	ROOF SHAPE	6	SALTBOX	1.00	+	BMU	N	BSMT UNFINISHED	1,309	68.42	89,558	INTERIOR	G
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BAS	L	BAS AREA	1,309	1986	256.87	336,237	KITCHEN	V	
ROOMS	7	1.00	FLOOR COVER	31	CARPET/HARDWD	1.00	+	WDK	N	WOOD DECK	556		58.40	32,470	BATHS	G	
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	F	PTA	N	PATIO/STOOP	345		17.90	6,176	HEAT	A	
FULL BATHS	2	1.00	HEATING/COOL	11	HT-WT/COOL AIR	1.05	G	CAN	N	CANOPY	24		43.58	1,046	ELECT	A	
1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00		F2I	O	FPL 2S 1OP	1		10,376.00	10,376			
FIXTURES	8	\$6,720						ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477			
UNITS	1	1.00															
																EFF.YR/AGE	2004 / 18
																COND	18 18 %
																FUNC	0
																ECON	0
																DEPR	18 % GD 82
																RCNLD	\$522,600