

Key: 2838

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.065

LEGALS

| | | | | | | | | | | | |
|--------------------------------------|--|--|--|------------------------|--|--|--|--------------|----|------------------|--------------|
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
| ROMANO REVOCABLE TRUST | | | | 14J-27-W31 | | | | 95 WHIDAH RD | | | |
| ROMANO GENNARO A III & ANNE M TRSTES | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) |
| PO BOX 773 | | | | ROMANO REVOCABLE TRUST | | | | 03/29/2016 | A | 1 (209091) | |
| N CHATHAM, MA 02650-0773 | | | | ROMANO ANNE M | | | | 12/20/2000 | A | 1 (160159) | |
| | | | | ROMANO | | | | 02/01/1991 | QS | 305,000 (122616) | |

| 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 | % |
| 10-250 | 02/24/2011 | 50 | Meas & List | | | CE | 100 | 100 |
| 89-077 | 07/08/2010 | 11 | Window Rplc | 10,000 | 02/24/2011 | | 100 | 100 |
| | 03/07/1989 | 99 | n/a | 1,000 | | | 100 | 100 |

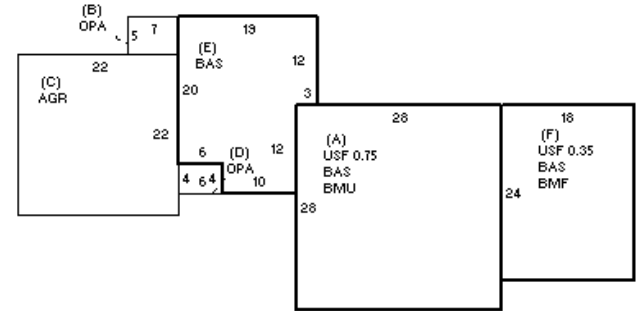
LAND

| | | | | | | | | | | | | |
|-----|---|----------|------|------|------|----------|------|------|-----|------|------------|-----------|
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 37,424 | NC | 1.00 | 1.00 | 733,000 | 1.06 | 1.00 | R08 | 2.00 | | 664,640 |

| | | | | | | | | |
|-------|---------------|--------|----------|---------|-----------|-----------|---------|----------|
| TOTAL | 37,424 SF | ZONING | R40 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | NORTH CHATHAM | NOTE | | | LAND | 664,600 | 636,900 | |
| Inf1 | 100 | | BUILDING | 664,300 | 604,500 | | | |
| Inf2 | 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | TOTAL | 1,328,900 | 1,241,400 | | |

DETACHED

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



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | REVIEW | 1/16/2013 | MR |
|----------|----|------|-------------------|---------|--------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | | |
| STYLE | 4 | 1.00 | CAPE [100%] | | | | |
| QUALITY | + | 1.20 | PLUS AVE [100%] | | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | | |

BLDG COMMENTS

INDING

| | | | | | | | | | | | | | | | | | |
|------------|-------|------------|---------|--------------|----|--------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| YEAR BLT | 1978 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 851,692 |
| NET AREA | 2,351 | DETAIL ADJ | 1.010 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 784 | | 92.37 | 72,420 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$362 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | + | USF | L | UP-STRY FIN | 739 | 1978 | 245.10 | 181,130 | EXTERIOR | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | OPA | N | OPEN PORCH | 59 | | 91.32 | 5,388 | INTERIOR | |
| | | | | ROOF COVER | 2 | WOOD SHIN | 1.01 | C | AGR | N | ATTACHED GARAGE | 484 | | 94.27 | 45,629 | KITCHEN | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | + | BAS | L | BAS AREA | 1,612 | 1978 | 288.85 | 465,634 | BATHS | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | F | BMF | N | BSMT FINISH-SEP | 432 | | 130.32 | 56,298 | HEAT | |
| | | | | HEATING/COOL | 2 | HOT WATER | 1.00 | F22 | O | O | FPL 2S 2OP | 1 | | 17,436.00 | 17,436 | ELECT | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | |
| STORIES | | 1.75 | 1.00 | | | | | | | | | | | | | | |
| ROOMS | | 0 | 1.00 | | | | | | | | | | | | | | |
| BEDROOMS | | 3 | 1.00 | | | | | | | | | | | | | | |
| FULL BATHS | | 2 | 1.00 | | | | | | | | | | | | | | |
| 1/2 BATHS | | 1 | 1.00 | | | | | | | | | | | | | | |
| FIXTURES | | 8 | \$7,757 | | | | | | | | | | | | | | |
| UNITS | | 1 | 1.00 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1997 / 25 |
| | | | | | | | | | | | | | | | | COND | 22 22 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 22 % GD 78 |
| | | | | | | | | | | | | | | | | RCNLD | \$664,300 |