

Key: 3515

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.812

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  |  | PARCEL ID  |   |            |              | LOCATION           |  |  |  |
|---|--|--|--|------------|---|------------|--------------|--------------------|--|--|--|
| DONNELLY ELIZABETH ANNE<br>12 FLETCHER RD<br>BELMONT, MA 02478-2017 |  |  |  | 15J-14-W6  |   |            |              | 104 CRANBERRY LANE |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T | SALE PRICE | BK-PG (Cert) |                    |  |  |  |
| DONNELLY ELIZABETH ANNE   |  |  |  | 12/12/2016 | A |            | 1 (211585)   |                    |  |  |  |
| THOMAS J DONNELLY MASS GI   |  |  |  | 07/29/1997 | A |            | 1 (145297)   |                    |  |  |  |
| DONNELLY, THOMAS J & MARI   |  |  |  | 12/31/1996 | A |            | 1 (143161)   |                    |  |  |  |

| 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 %   |
| 19-118  | 02/27/2019 | 2             | Additions   | 1,100,000 | 02/19/2020 | NF     | 100 100 |
| SS16-99 | 12/31/2014 | 20            | Splits/Land |           | 08/11/2015 | MR     | 100 100 |
|         | 05/14/2008 | 50            | Meas & List |           |            | RRC    | 100 100 |
| 94-401  | 11/01/1994 | 99            | n/a         | 310,000   |            |        | 100 100 |
| 1994194 | 09/01/1994 | 99            | n/a         |           |            |        | 100 100 |

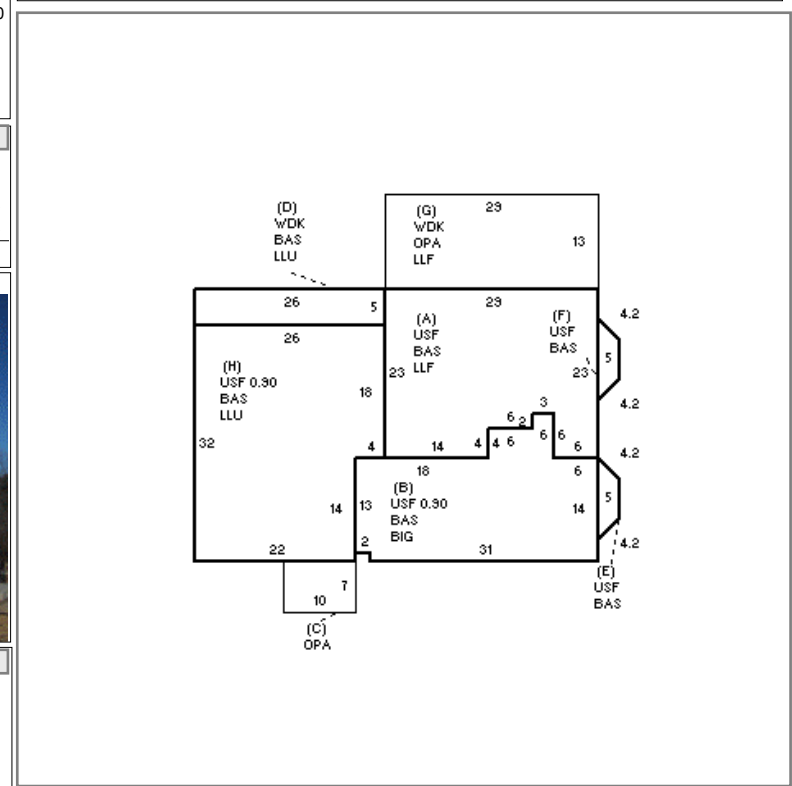
| CD  | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE  | SAF  | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|-----------|------|------|------|-----|------------|-----------|
| 100 | S | 40,000   | NC   | 1.00 | 100  | 2,199,000 | 1.00 | 100  | 1.00 | OV3 | 6.00       | 2,019,280 |
| 300 | A | 0.391    | NC   | 1.00 | 100  | 115,200   | 1.00 | 100  | 1.00 | OV3 | 6.00       | 45,040    |

| TOTAL | 1.309 Acres   | ZONING | R40 | FRNT | 0 | ASSESSED  | LAND 2,064,300<br>BUILDING 2,852,900<br>DETACHED 3,100<br>OTHER 0<br>TOTAL 4,920,300 | CURRENT | 1,433,500<br>2,430,800<br>2,900<br>0<br>3,867,200 | PREVIOUS |  |
|-------|---------------|--------|-----|------|---|---|--|---------|---|----------|--|
| Nbhd  | NORTH CHATHAM | DST    |     |      |   | Dst Ocvs/lot Chg 8/94/Part Wet Land. Deeded rights to rec areas lots 27&28 lcp29580g & lots b lcp13060a |  |         |   |          |  |
| Inf1  | 100           | Inf2   | 100 |      |   |   |  |         |   |          |  |

| TY  | QUAL | COND | DIM/NOTE     | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|------|-------|-----------|-------|
| WDK | E    | 1.80 | 10 0.90 19X6 | 2019 | 114   | 29.88     | 3,100 |



BLDG COMMENTS  
LLF=FAM RM/BEDRM/BATH  
GENERATOR  
INTERIOR ESTIMATED PER PLANS 7/1/2021



| BUILDING | CD | ADJ  | DESC              | MEASURE | 2/19/2020 | NF  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 7/1/2021  | EST |
| STYLE    | 4  | 1.00 | CAPE [100%]       | REVIEW  | 6/23/2021 | EMZ |
| QUALITY  | V  | 2.35 | VERY GOOD [100%]  |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

| YEAR BLT   | 1995  | SIZE ADJ   | 1.000        | ELEMENT    | CD            | DESCRIPTION  | ADJ   | S    | BAT | T               | DESCRIPTION     | UNITS       | YB     | ADJ PRICE | RCN         |         |      |           |        |
|------------|-------|------------|--------------|------------|---------------|--------------|-------|------|-----|-----------------|-----------------|-------------|--------|-----------|-------------|---------|------|-----------|--------|
| NET AREA   | 3,904 | DETAIL ADJ | 1.030        | FOUNDATION | 4             | FLR & WALL   | 1.00  | +    | LLF | N               | LOWER LEVEL FIN | 1,002       |        | 385.45    | 386,223     |         |      |           |        |
| \$NLA(RCN) | \$731 | OVERALL    | 1.000        | EXT. COVER | 1             | WOOD SHINGLE | 1.00  | +    | BAS | L               | BAS AREA        | 1,903       | 1995   | 523.77    | 996,727     |         |      |           |        |
| CAPACITY   |       |            | UNITS        | ADJ        | ROOF SHAPE    | 1            | GABLE | 1.00 | +   | USF             | L               | UP-STRY FIN | 1,775  | 1995      | 444.43      | 788,869 |      |           |        |
| STORIES    | 1.9   | 1.00       | ROOF COVER   | 1          | ASPH/CMP SHIN | 1.00         | B     | BIG  | N   | BUILT-IN GARAGE | 502             |             | 184.01 | 92,372    |             |         |      |           |        |
| ROOMS      | 10    | 1.00       | FLOOR COVER  | 1          | HARDWOOD      | 1.00         | +     | OPA  | N   | OPEN PORCH      | 447             |             | 178.84 | 79,940    |             |         |      |           |        |
| BEDROOMS   | 5     | 1.00       | INT. FINISH  | 2          | DRYWALL       | 1.00         | +     | LLU  | N   | LOWER LEVEL UN  | 906             |             | 295.11 | 267,371   |             |         |      |           |        |
| FULL BATHS | 4     | 1.00       | HEATING/COOL | 9          | WARM/COOL AIR | 1.03         | +     | WDK  | N   | WOOD DECK       | 507             |             | 137.24 | 69,581    |             |         |      |           |        |
| 1/2 BATHS  | 1     | 1.00       | FUEL SOURCE  | 2          | GAS           | 1.00         | +     | BAS  | L   | BAS AREA        | 178             | 2019        | 523.77 | 93,232    |             |         |      |           |        |
| FIXTURES   | 17    | \$32,919   |              |            |               |              |       |      |     |                 |                 |             |        |           |             |         |      |           |        |
| UNITS      | 1     | 1.00       |              |            |               |              |       |      |     |                 |                 |             |        |           |             |         |      |           |        |
|            |       |            |              |            |               |              |       |      |     |                 |                 | +           | USF    | L         | UP-STRY FIN | 48      | 2019 | 444.44    | 21,333 |
|            |       |            |              |            |               |              |       |      |     |                 |                 |             | F21    | O         | FPL 2S 1OP  | 1       |      | 24,383.60 | 24,384 |

| TOTAL RCN      | 2,852,950   |
|----------------|-------------|
| CONDITION ELEM | CD          |
| EXTERIOR       | V           |
| INTERIOR       | V           |
| KITCHEN        | V           |
| BATHS          | V           |
| HEAT           | U           |
| ELECT          | U           |
| EFF.YR/AGE     | 2022 / 0    |
| COND           | 0 0 %       |
| FUNC           | 0           |
| ECON           | 0           |
| DEPR           | 0 % GD 100  |
| RCNLD          | \$2,852,900 |