

Key: 366

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 421

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
WSC REALTY TRUST WILLIS HOLLY C TRUSTEE 87 MAPLE ST STOW, MA 01775										101-2-6				422 OLD COMERS RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
WSC REALTY TRUST										01/08/2016	V	1	29382-161				
GREGG DELIA M										02/18/2005	A	1	19547-183				
GREGG JOHN F										06/18/1997	G	442,500	10807-203				

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	%
1995015	05/09/2007	50	Meas & List			RRC	100	100
1989004	01/18/1995	99	n/a				100	100
	01/09/1989	99	n/a				100	100

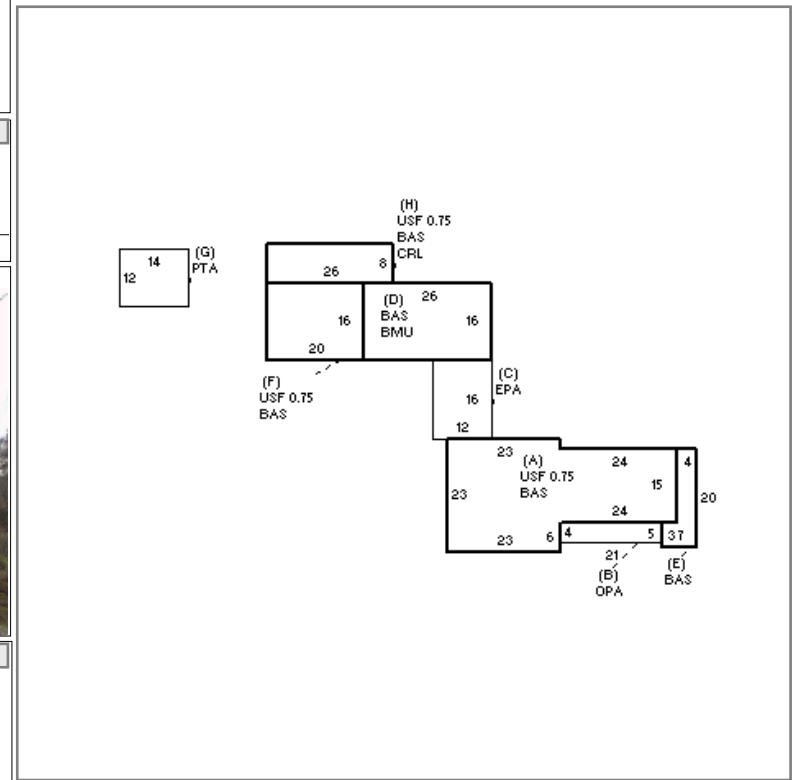
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,200	MC	1.00	90 0.90 100 1.00	659,700	1.42	100 1.00	PF5	2.00		561,930

TOTAL	26,200 SF	ZONING	R60	FRNT	0	ASSESSED		CURRENT	561,900	PREVIOUS	468,300
Nbhd	MID CHATHAM	NOTE Pcl 5 Across Street Incd Infl = Shape	LAND	440,300	564,800						
Inf1	90		BUILDING	0	0						
Inf2	100		DETACHED	0	0						
			OTHER	0	0						
			TOTAL	1,002,200	1,033,100						

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	1/21/2020	NF
MODEL	1		RESIDENTIAL	LIST	1/21/2020	EST
STYLE	21	1.00	ANTIQUE [100%]	REVIEW	2/7/2020	MR
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1800	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	917,358		
NET AREA	2,991	DETAIL ADJ	1.010	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BAS AREA	1,304	1800	279.38	364,310	CONDITION ELEM	CD		
\$NLA(RCN)	\$307	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	907	1800	237.06	215,016	EXTERIOR	P		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	84		91.31	7,670	INTERIOR	F		
				ROOF COVER	2	WOOD SHIN	1.01	C	EPA	N	ENCL PORCH	192		160.44	30,804	KITCHEN	P		
				FLOOR COVER	2	SOFTWOOD	1.00	D	BMU	N	BSMT UNFINISHED	416		98.97	41,172	BATHS	F		
				INT. FINISH	1	PLASTER	1.00	+	BAS	L	BAS AREA	624	1988	279.38	174,332	HEAT	O		
				HEATING/COOL	2	HOT WATER	1.00	G	PTA	N	PATIO/STOOP	168		21.48	3,608	ELECT	O		
				FUEL SOURCE	1	OIL	1.00	H	CRL	N	CRAWL SPACE	208		29.43	6,122				
									H	USF	L	UP-STRY FIN	156	1988	237.06	36,982			
										F21	O	FPL 2S 1OP	2		12,451.20	24,902			
										ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772			
												EFF.YR/AGE		1958 / 64					
												COND	52 52 %						
												FUNC	0						
												ECON	0						
												DEPR	52	% GD	48				
												RCNLD	\$440,300						