

Key: 3991

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.372

LEG
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LAND

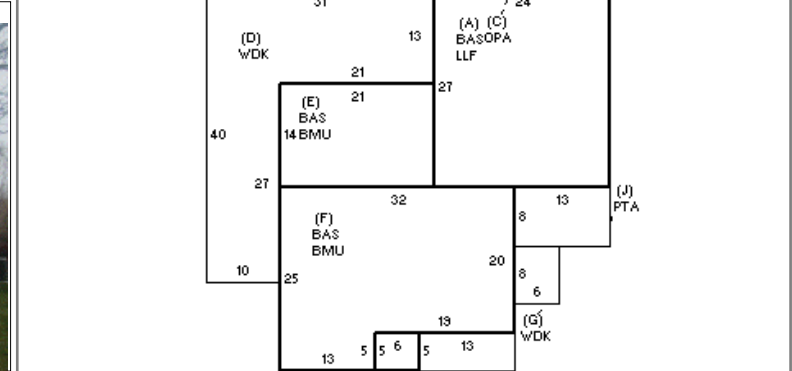
CURRENT OWNER				PARCEL ID				LOCATION				
HERNDON RUSSELL & JENNIFER 9 CALLAHAN DR FRAMINGHAM, MA 01701				16I-12-9				18 OLD WHARF RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HERNDON RUSSELL & JENNIFER				01/07/2021	QS	1,700,000	33653-123					
GEORGIADES GABRIELLA M				06/16/2008	QS	1,705,000	22983-200					
FARBER JONATHAN E & BONNI				11/28/2003	D	1,250,000	17976-228					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,178	NC	1.00	100	1,649,250	1.63	100	1.00	OV2	4.50	1,366,940

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	%
21-793	09/02/2021	3	Renovations	93,387	04/07/2022	NF	100	100
	03/03/2021	98	SALES QUESTI				100	100
	03/25/2006	50	Meas & List			RRC	100	100
05-465	09/30/2005	4	Outbuildings	5,000			100	100
	04/01/2005	50	Meas & List			RRC	100	100

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TOTAL	22,178 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE				LAND	1,366,900	1,139,100
Inf1	100		BUILDING	832,200	740,300			
Inf2	100		DETACHED	1,200	1,200			
			OTHER	0	0			
						TOTAL	2,200,300	1,880,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	2005	96	14.26	1,200



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BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST	4/7/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/25/2022	MR
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1947	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	945,721			
NET AREA	1,677	DETAIL ADJ	0.901	FOUNDATION	4	FLR & WALL	1.00	A	LLF	N	LOWER LEVEL FIN	648		245.20	158,892					
\$NLA(RCN)	\$564	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	648	2004	333.19	215,907					
				ROOF SHAPE	1	GABLE	1.00	+	PTA	N	PATIO/STOOP	392		27.75	10,876					
				ROOF COVER	2	WOOD SHIN	1.01	+	OPA	N	OPEN PORCH	89		117.96	10,498					
				FLOOR COVER	14	HARDWD/ASPH TL	1.00	+	WDK	N	WOOD DECK	721		90.52	65,264					
				INT. FINISH	23	DRYWLI/WD PNL	1.00	+	BMU	N	BSMT UNFINISHED	999		112.20	112,084					
				HEATING/COOL	11	HT-WT/COOL AIR	1.05	+	BAS	L	BAS AREA	999	1947	333.19	332,858					
				FUEL SOURCE	2	GAS	1.00	H	BAS	L	BAS AREA	30	2021	333.20	9,996					
													BMG	O	BSMT GARAGE	1	4,293.50	4,294		
													F11	O	FPL 1S IOP	1	11,589.40	11,589		
													ODS	O	OUT DOOR SHWR-A	1	2,289.40	2,289		
													EFF.YR/AGE		2010 / 12					
													COND	12 12 %						
													FUNC	0						
													ECON	0						
													DEPR	12	% GD	88				
													RCNLD				\$832,200			