

Key: 411

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 469

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TWOMBLY FAMILY REALTY TRUST NOAKES SUSAN E TRUSTEE 28 ROBBINS WAY N CHATHAM, MA 02650				10K-14-13				28 ROBBINS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TWOMBLY FAMILY REALTY TRU				03/07/2003	A	100		16526-261			
NOAKES SCOTT C & SUSAN E				12/02/2002	A	1		16007-268			
TWOMBLY FAMILY REALTY TRU				03/14/1996	A	1		10100-243			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				1	1 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
98-182	05/01/1998	3	Renovations	1,000			100 100
SP 98-14	03/05/1998	99	n/a				100 100
97-068	02/01/1997	5	Demolitions	1,000			100 100
97-069	02/01/1997	1	New Construc	37,000			100 100
96-019	01/01/1996	1	New Construc	150,000			100 100

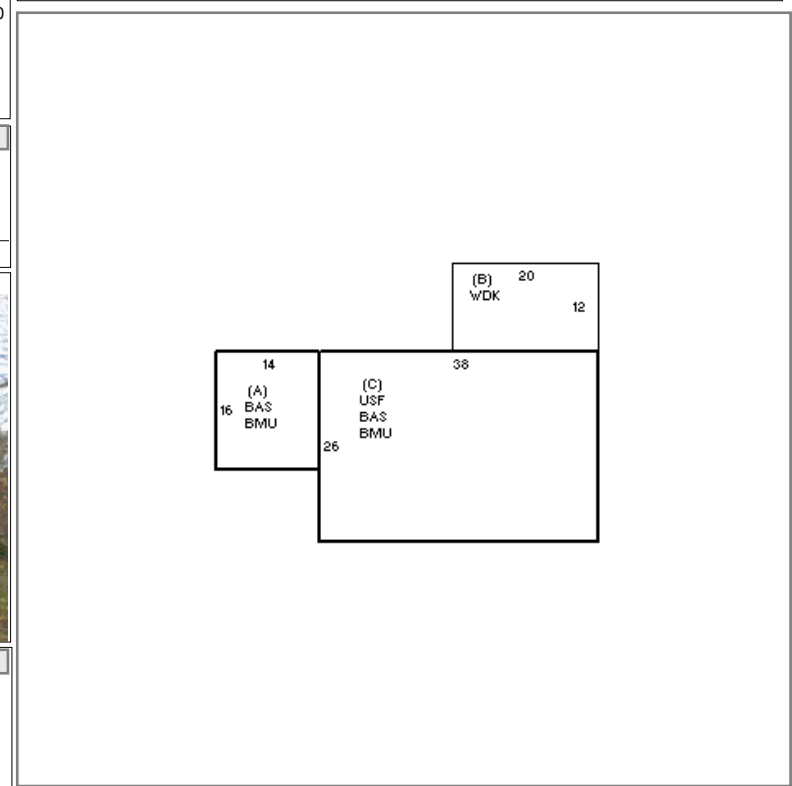
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	NC	1.00	90	0.90	100	1.00	1,886,742	1.00	MDW	1.10	CF4	5.20	1,732,550
300	A	0.231	NC	1.00	100	1.00	100	1.00	99,840	1.00	CF4	5.20		23,060	

TOTAL	1.149 Acres		ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM		NOTE	RYDERS COVE FRONT INFL=WET			LAND	1,755,600	1,462,900
Infl1	90			BUILDING	472,600	430,100			
Infl2	100			DETACHED	600	600			
				OTHER	72,200	63,300	TOTAL	2,301,000	1,956,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	70 0.30	1981	160	12.30	600



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	
STYLE	5	1.00	COLONIAL [100%]	LIST
QUALITY	A	1.00	AVERAGE [100%]	REVIEW
FRAME	1	1.00	WOOD FRAME [100%]	1/8/2013 MR

YEAR BLT	1996	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,200	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,212		69.46	84,186
\$NLA(RCN)	\$275	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,212	1996	240.85	291,911
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	240		58.40	14,016
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	USF	L	UP-STRY FIN	988	1996	204.37	201,918
				FLOOR COVER	34	CARPET/ASPH TL	1.00		F11	O	FPL 1S 10P	1		7,477.00	7,477
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	2	HOT WATER	1.00								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	605,908
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1998 / 24
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$472,600

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TWOMBLY FAMILY REALTY TRUST				10K-14-13				28 ROBBINS WAY			
NOAKES SUSAN E TRUSTEE				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
28 ROBBINS WAY											
N CHATHAM, MA 02650											


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

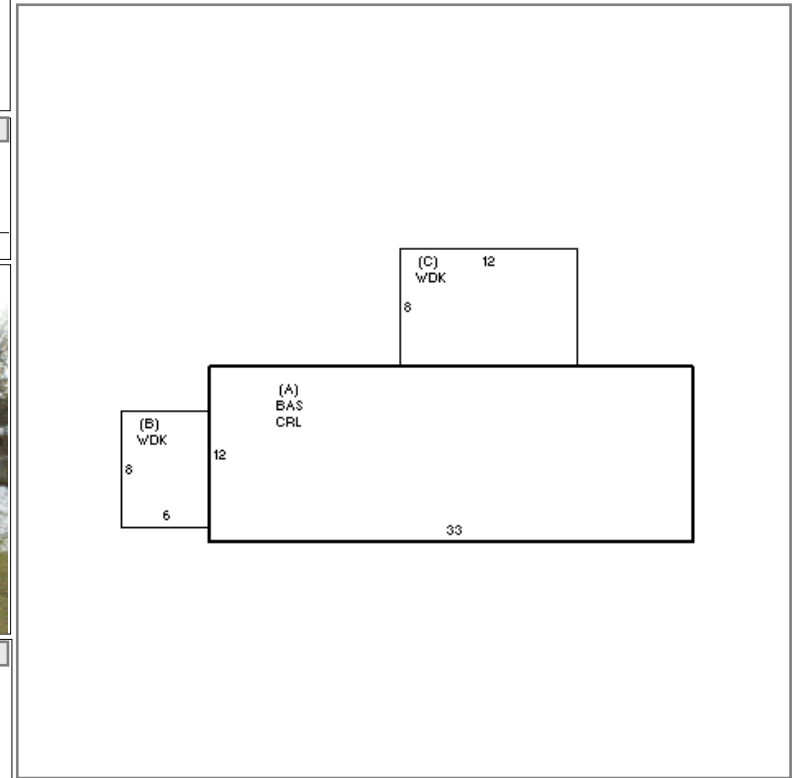
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	72,200	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								01/08/2013
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	1		RESIDENTIAL	LIST	
STYLE	6	0.85	COTTAGE [100%]		
QUALITY	-	0.80	MINUS AVE [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		1/8/2013 MR

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	396	DETAIL ADJ	0.680	FOUNDATION	6	CRAWL	1.00	A	CRL	N	CRAWL SPACE	396		21.53	8,525
\$NLA(RCN)	\$234	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	396	1997	192.07	76,062
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	144		46.72	6,728
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				FLOOR COVER	4	ASPH TILE	1.00								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	13	NONE	0.80								
				FUEL SOURCE	8	NONE	1.00								

TOTAL RCN	92,620
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1999 / 23
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$72,200