Key: 423 **Town of CHATHAM - Fiscal Year 2024** 9/7/2023 9:38 am SEQ #: 483

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MARY JEAN IUORNO BOYLE 2007 TRUST	**10K-23-A2**	**1070 ORLEANS RD**
BOYLE III JOHN J & MARY IUORNO TRSTES		
232 FRANKLIN ST		
NEWTON, MA 02458		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MARY JEAN IUORNO BOYLE 20	11/09/2021	A	1	34649-274
BOYLE III JOHN J & BOYLE	03/02/2021	O	1,315,000	33850-125
JANE R PATTERSON TRUST	07/03/1998	A	1	11549-273

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	%
23-25	02/15/2023	3	Renovations	45,000			0	0
22-777	10/18/2022	3	Renovations	75,000	05/11/2023	NF	100	100
21-392	05/18/2021	3	Renovations	250,000	04/21/2022	NF	100	100
21-356	04/06/2021	13	SH.MTL/FHAIR	43,700	04/21/2022	NF	100	100
	02/13/2006	50	Meas & List			RRC	100	100

LAND

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	1,715,220	1.00	100	1.00	CF4	5.20			1,575,040
300	A	0.049	NC	1.00	100	1.00	100	1.00	99,840	1.00	100	1.00	CF4	5.20			4,890

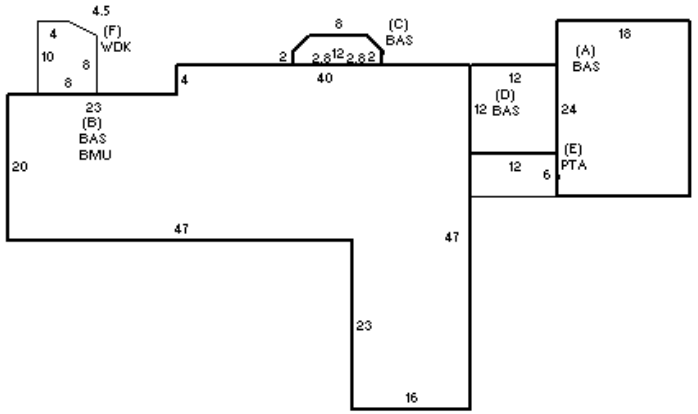
TOTAL	42,100 SF	ZONING	R40	FRNT	0
Nbhd	NORTH CHATHAM	NOTE	INFL1=WET		
Infl1	90				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	1,579,900	1,316,500
BUILDING	588,000	472,400
DETACHED	1,000	900
OTHER	0	0
TOTAL	**2,168,900**	**1,789,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X12		96	14.26	1,000

PHOTO 05/11/2023



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/21/2022	NF
LIST	4/21/2022	EST
REVIEW	5/25/2023	EMZ

BLDG COMMENTS

YEAR BLT	1958	SIZE ADJ	1.000
NET AREA	2,408	DETAIL ADJ	0.892
$NLA(RCN)	$271	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
FULL BATHS	3	1.00
1/2 BATHS	0	1.00
FIXTURES	9	$6,422
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	16	HARDWD/OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	432	2022	211.69	91,450
B	BMU	N	BSMT UNFINISHED	1,788		65.01	116,231
+	BAS	L	BAS AREA	1,976	1958	211.69	418,299
E	PTA	N	PATIO/STOOP	72		17.90	1,289
F	WDK	N	WOOD DECK	76		58.39	4,438
	F11	O	FPL 1S 1OP	1		7,477.00	7,477
	GFP	O	GAS LOG/FP/E FP	1		6,222.00	6,222
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	653,305

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2012 / 10		
COND	10	10 %	
FUNC	0		
ECON	0		
DEPR	10	% GD	90
RCNLD			$588,000