

Key: 4239

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.643

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|---|------------|--------------|-------------------|--|--|--|
| KEYSER III WILFRED R & KEYSER MARY ANN 6 RATHBUN RD NATICK, MA 01760 | | | | 1B-36-K11 | | | | 2 LADY SLIPPER LN | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| KEYSER III WILFRED R & FAHEY JOHN J JR & HEATHER | | | | 06/29/2020 | O | 615,000 | 33027-72 | | | | |
| | | | | 11/05/2012 | A | 1 | 26826-297 | | | | |
| | | | | 11/06/2009 | A | 1 | 24146-249 | | | | |

| 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 | % |
| 23-282 | 04/11/2023 | 14 | DECK | 30,000 | | | | 0 |
| 21-1006 | 11/02/2021 | 2 | Additions | 400,000 | 03/15/2023 | NF | 90 | 90 |
| | 12/08/2020 | 14 | DECK | | 04/20/2021 | NF | 100 | 100 |
| | 10/08/2020 | 98 | SALES QUESTI | | | | 100 | 100 |
| | 03/10/2008 | 50 | Meas & List | | | RRC | 100 | 100 |

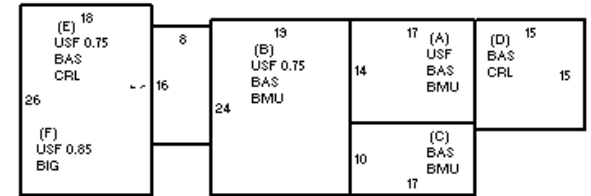
LAND

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 11,444 | SC | 1.00 | 100 | 1.00 | 100 | 1.00 | 641,375 | 2.85 | 100 | 1.00 | R07 | 1.75 | | 480,830 |

| TOTAL | 11,444 SF | ZONING | R20 | FRNT | 106 | ASSESSED | CURRENT | PREVIOUS |
|--------------|---------------|--------|----------------|----------------|---------|----------|---------|----------|
| Nbhd | SOUTH CHATHAM | NOTE | LAND | 480,800 | 389,200 | | | |
| Inf1 | 100 | | BUILDING | 512,600 | 369,800 | | | |
| Inf2 | 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | 993,400 | 759,000 | | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 1/13/2022 | TCK |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 1/13/2022 | EST |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW | 3/23/2023 | EMZ |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS
1/13/22 ESTIMATED PER CONTRACTOR - MEASURE ADDITIONS

INDING

| YEAR BLT | 2001 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 632,873 | |
|------------|-------|------------|--------------|------------|---------------|--------------|-------|------|-----------------|-----------------|-----------------|-------------|-----------|-----------|---------|----------------|------------|---|
| NET AREA | 2,291 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 864 | | 69.39 | 59,954 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$276 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | + | BAS | L | BAS AREA | 864 | 2001 | 239.09 | 206,570 | EXTERIOR | A | |
| CAPACITY | | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UP-STRY FIN | 580 | 2001 | 202.87 | 117,666 | INTERIOR | A |
| STORIES | 1.75 | 1.00 | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | + | CRL | N | CRAWL SPACE | 353 | | 20.64 | 7,285 | KITCHEN | A | | |
| ROOMS | 8 | 1.00 | FLOOR COVER | 1 | HARDWOOD | 1.00 | + | BAS | L | BAS AREA | 353 | 2021 | 239.08 | 84,397 | BATHS | A | | |
| BEDROOMS | 3 | 1.00 | INT. FINISH | 2 | DRYWALL | 1.00 | + | USF | L | UP-STRY FIN | 494 | 2021 | 202.87 | 100,219 | HEAT | A | | |
| FULL BATHS | 3 | 1.00 | HEATING/COOL | 2 | HOT WATER | 1.00 | F | BIG | N | BUILT-IN GARAGE | 468 | | 78.91 | 36,929 | ELECT | A | | |
| 1/2 BATHS | 0 | 1.00 | FUEL SOURCE | 2 | GAS | 1.00 | F21 | O | FPL 2S 1OP | 1 | | | 10,376.00 | 10,376 | | | | |
| FIXTURES | 10 | \$8,000 | | | | | ODS | O | OUT DOOR SHWR-A | 1 | | | 1,477.00 | 1,477 | | | | |
| UNITS | 1 | 1.00 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 2008 / 14 | |
| | | | | | | | | | | | | | | | | COND | 14 14 % | |
| | | | | | | | | | | | | | | | | FUNC | 5 UC | |
| | | | | | | | | | | | | | | | | ECON | 0 | |
| | | | | | | | | | | | | | | | | DEPR | 19 % GD 81 | |
| | | | | | | | | | | | | | | | | RCNLD | \$512,600 | |