**Key: 4359**

# Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4,775

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| MOHYDE COLLEEN & MCDONOUGH JOHN M<br>2A RANGELEY RIDGE RD<br>WINCHESTER, MA 01890 | 2B-110-R63 | 50 SNOWBERRY LN |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| MOHYDE COLLEEN & MCDONOUG | 06/04/2007 | QS | 660,000 | (183283) |
| CALKA JAMES A & LOUISA | 01/29/1997 | QS | 85,000 | (143429) |
| AMODIO JOAN | 10/01/1984 | QS | 42,000 | (85200) |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

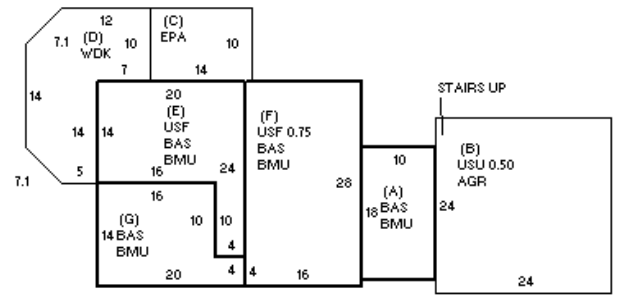
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 22-557 | 06/30/2022 | 12 | INSULATION | 3,385 | | | 100 | 100 |
| 21-930 | 10/13/2021 | 77 | SOLAR PANELS | 23,643 | 01/21/2022 | TCK | 100 | 100 |
| 21-753 | 08/30/2021 | 10 | Reroof | 14,250 | 01/21/2022 | TCK | 100 | 100 |
| | 03/11/2008 | 50 | Meas & List | | | RRC | 100 | 100 |
| 97-418 | 12/01/1997 | 1 | New Construc | 140,000 | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 13,920 | SC 1.00 | 100 1.00 | 100 1.00 | 641,375 | 2.41 | 100 1.00 | R07 1.75 | | | 494,770 |

| TOTAL | 13,920 SF | ZONING | R20 | FRNT | 120 |
|---|---|---|---|---|---|
| Nbhd | SOUTH CHATHAM | NOTE | | | |
| Infl1 | 100 | | | | |
| Infl2 | 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 494,800 | 400,500 |
| BUILDING | 598,300 | 544,500 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **1,093,100** | **945,000** |




## DETACHED

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

PHOTO 01/21/2022

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.00 | CAPE [100%] |
| QUALITY | + | 1.20 | PLUS AVE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 1/21/2022 | TCK |
| LIST | 1/21/2022 | EST |
| REVIEW | 2/15/2022 | EMZ |

BLDG COMMENTS
21 SOLAR PANELS
INFO @ DOOR 1/21/22

| | | | |
|---|---|---|---|
| YEAR BLT | 1998 | SIZE ADJ | 1.000 |
| NET AREA | 1,844 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $416 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| FULL BATHS | 2 | 1.00 |
| 1/2 BATHS | 1 | 1.00 |
| FIXTURES | 9 | $8,640 |
| 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 | 13 | HARDWD/CARPET | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 2 | HOT WATER | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 1,188 | | 83.69 | 99,420 |
| + | BAS | L | BAS AREA | 1,188 | 1998 | 290.23 | 344,795 |
| B | AGR | N | ATTACHED GARAGE | 576 | | 92.60 | 53,339 |
| B | USU | N | UPPER STORY UNF | 288 | | 147.88 | 42,589 |
| C | EPA | N | ENCL PORCH | 140 | | 160.44 | 22,462 |
| D | WDK | N | WOOD DECK | 285 | | 70.08 | 19,973 |
| + | USF | L | UP-STRY FIN | 656 | 1998 | 246.27 | 161,554 |
| | F21 | O | FPL 2S 1OP | 1 | | 12,451.20 | 12,451 |
| | ODS | O | OUT DOOR SHWR-A | 1 | | 1,772.40 | 1,772 |

| TOTAL RCN | 766,994 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1998 / 24 | | |
|---|---|---|---|
| COND | 22 | 22 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 22 | % GD | 78 |
| RCNLD | | | $598,300 |