Key: 4361 **Town of CHATHAM - Fiscal Year 2024** 9/7/2023 9:38 am SEQ #: 4,777

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BAIN AUDREY & ANDREW & HILLARY **NOW FERRAZZI HILLARY B** **26 OAKLAND ST** **NATICK, MA 01760**	**2B-112-R61**	**36 SNOWBERRY LN**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FERRAZZI HILLARY B	06/05/2023	A	100	(D1482011)
BAIN AUDREY & ANDREW & H	03/06/2014	H		(202839)
BAIN AUDREY H	06/14/2013	H	1	(D1223696)

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	%
		8	Cyc. Reinsp.		01/19/2022	TCK	100	100
	03/11/2008	50	Meas & List			RRC	100	100
05-378	08/25/2005	99	n/a	7,800			100	100
SP03-118	12/04/2003	99	n/a				100	100
2003118	12/04/2003	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,613	SC 1.00	100 1.00	100 1.00	641,375	2.63	100 1.00	R07 1.75			487,660

TOTAL	12,613 SF	ZONING	R20	FRNT	127

Nbhd	SOUTH CHATHAM
Infl1	100
Infl2	100

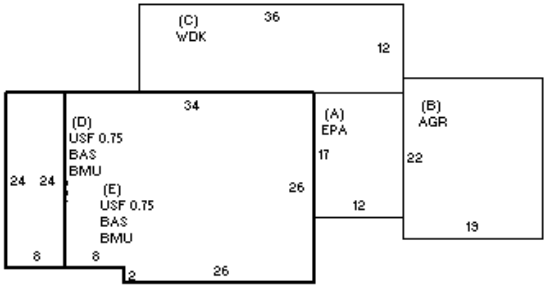
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	487,700	394,800
BUILDING	558,200	514,700
DETACHED	0	0
OTHER	0	0
TOTAL	**1,045,900**	**909,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/29/2022



BLDG COMMENTS

INFO @ DOOR 1/19/22

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	1/19/2022	TCK
LIST	1/19/2022	EST
REVIEW	2/14/2022	EMZ

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,855	DETAIL ADJ	1.050
$NLA(RCN)	$407	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$6,048
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	3	W/W CARPET	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	EPA	N	ENCL PORCH	204		160.44	32,730
B	AGR	N	ATTACHED GARAGE	418		96.05	40,148
C	WDK	N	WOOD DECK	432		70.08	30,275
+	BMU	N	BSMT UNFINISHED	1,060		85.69	90,833
+	BAS	L	BAS AREA	1,060	1983	312.37	331,112
D	USF	L	UP-STRY FIN	144	2003	265.06	38,168
E	USF	L	UP-STRY FIN	651	1983	265.06	172,552
	F21	O	FPL 2S 1OP	1		12,451.20	12,451

TOTAL RCN	754,318

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

EFF.YR/AGE	1985 / 37	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$558,200