

Key: 442

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 503

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FORDYCE INVESTMENT PROPERTIES LLC c/o FORDYCE CHRISTINE 308 CYPRESS ST NEWTON, MA 02459				10K-8B-7A				22 FOX HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FORDYCE INVESTMENT PROPER				07/14/2017	QS	1,010,000	30628-227				
PETERS KENNETH				04/11/2014	QS	730,000	28081-206				
SHAUGHNESSY DALE H				11/20/1987	A	1	6031-18				

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	%
19-189	03/25/2019	10	Reroof	25,000	02/11/2020	TCK	100	100
17-801	11/17/2017	6	Pools etc	50,000	07/23/2018	WFF	100	100
	11/01/2017	98	SALES QUESTI				100	100
	05/22/2017	3	Renovations		05/22/2017	APK	100	100
	05/10/2007	50	Meas & List			RRC	100	100

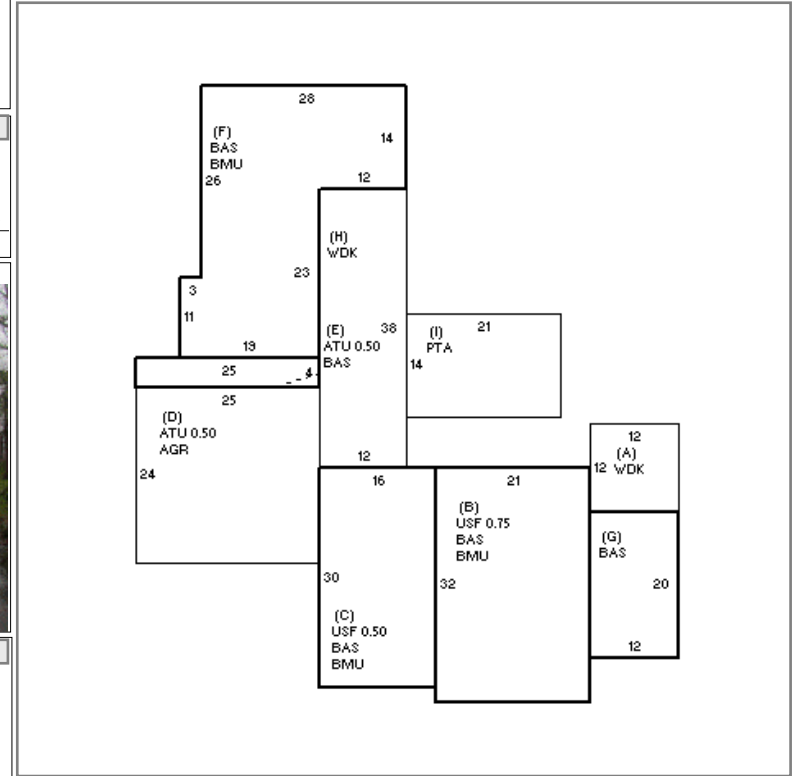
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,600	NC	1.00	95	0.95	100	1.00	R08	2.00		619,200

TOTAL	33,600 SF	ZONING	R40	FRNT	0	ASSESSED	619,200	CURRENT	1,568,400	PREVIOUS	593,400
Nbhd	NORTH CHATHAM	LAND	926,300	BUILDING	22,900	OTHER	0	TOTAL	1,395,200		
Inf1	95	DETACHED	22,900	OTHER	0						
Inf2	100										

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	02/11/2020
IPG	G	1.20	10 0.90 16X32	2018	512	49.62	22,900		

BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW	3/6/2020 MR
MODEL	1		RESIDENTIAL				
STYLE	4	1.00	CAPE [100%]				
QUALITY	A	1.09	AVERAGE [54%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,040,767		
NET AREA	3,029	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	WDK	N	WOOD DECK	600		63.77	38,264	CONDITION ELEM	CD		
\$NLA(RCN)	\$344	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	1,945		70.15	136,443	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	744	1984	219.52	163,321	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	AGR	N	ATTACHED GARAGE	600		83.89	50,334	KITCHEN	G		
				FLOOR COVER	32	CARPET/SOFTWD	1.00	+	ATU	N	UNFIN ATTIC	350		85.72	30,003	BATHS	G		
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	893	2001	258.70	231,021	HEAT	U		
				HEATING/COOL	9	WARM/COOL AIR	1.03	+	BAS	L	BAS AREA	1,392	1984	258.70	360,113	ELECT	U		
				FUEL SOURCE	2	GAS	1.00	I	PTA	N	PATIO/STOOP	294		19.55	5,747				
												F21	O	FPL 2S IOP	1	11,330.60	11,331		
												KIT	O	EXTRA KITCHEN	1	1,780.00	1,780		
												ODS	O	OUT DOOR SHWR-A	1	1,612.90	1,613		



COND	11	11 %
FUNC	0	
ECON	0	
DEPR	11	% GD 89
RCNLD	\$926,300	