

Key: 445

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 506

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION				
BANAS PHILLIP M & DEWITT CYNTHIA J 90 WARREN RD FRAMINGHAM, MA 01702				10L-1-A2				161 FOX HILL RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BANAS PHILLIP M & DEWITT				02/28/2002	QS	850,000	14872-324					
ERICKSON DAVID B & LUCY J				12/18/1995	QS	425,000	9977-73					
BEACH THOMAS P & JOAN E				09/03/1991	Q	341,000	7666-299					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,570	NC	1.00	100	916,250	1.67	100	1.00	GF1	2.50	756,010

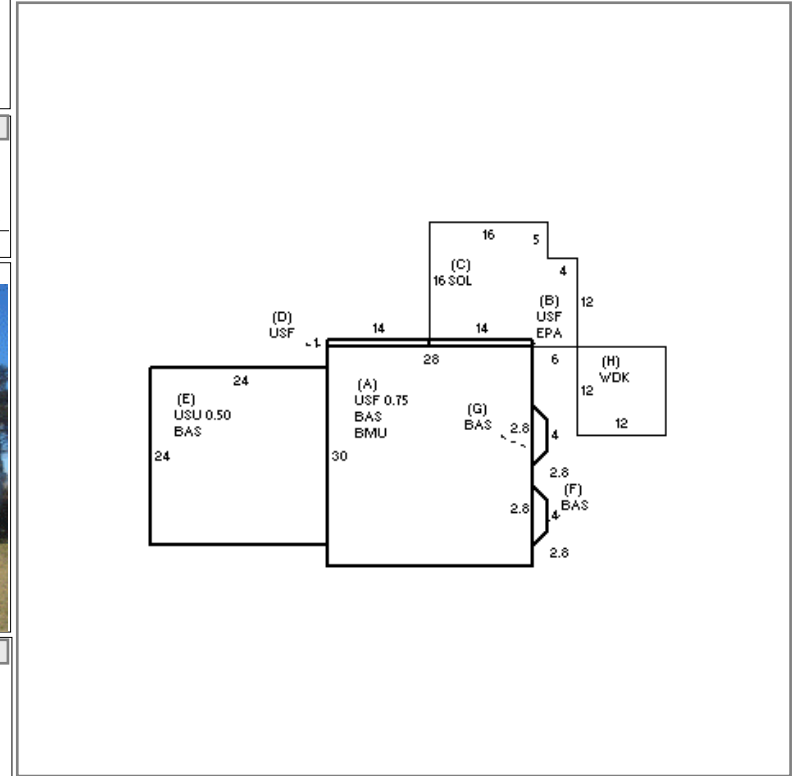
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-252	04/19/2023	13	SH.MTL/FHAIR	50,825				0
22-062	01/19/2022	3	Renovations	39,170	03/01/2023	NF	100	100
	05/10/2007	50	Meas & List			RRC	100	100
01-157	03/22/2001	99	n/a	7,300			100	100
97-006	01/01/1997	99	n/a	25,750			100	100

LEGAL LAND

TOTAL	21,570 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE on golf course fairway	LAND		756,000	630,000		
Inf1	100		BUILDING		511,200	415,400		
Inf2	100		DETACHED		15,000	14,300		
			OTHER		0	0		
		TOTAL		1,282,200	1,059,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90	1963	330	50.49	15,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST REVIEW	3/17/2023	EMZ
STYLE	4	1.00	CAPE [100%]			
QUALITY	+	1.12	PLUS AVE [60%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	751,694
NET AREA	2,098	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	840		84.66	71,111		
\$NLA(RCN)	\$358	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	840	1963	274.06	230,214		
				ROOF SHAPE	6	SALTBOX	1.00	B	EPA	N	ENCL PORCH	14		149.76	2,097		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	SOL	N	SOLARIUM	306		194.77	59,599		
				FLOOR COVER	24	SOFTWD/ASPH TL	1.00	+	USF	L	UP-STY FIN	658	1963	232.55	153,019		
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	600	1963	274.06	164,438		
				HEATING/COOL	9	WARM/COOL AIR	1.03	E	USU	N	UPPER STORY UNF	288		139.64	40,216		
				FUEL SOURCE	2	GAS	1.00	H	WDK	N	WOOD DECK	144		65.41	9,419		
								F21	O	FPL 2S 1OP	1			11,621.10	11,621		
								ODS	O	OUT DOOR SHWR-A	1			1,654.20	1,654		
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	G
																HEAT	A
																ELECT	A
																EFF.YR/AGE	1971 / 51
																COND	32 32 %
																FUNC	0
																ECON	0
																DEPR	32 % GD 68
																RCNLD	\$511,200