

Key: 4511

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.936

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|---|------------|--------------|--------------|--|--|--|
| MASASCHI SCOTT C & SHANE K NOW WALKERS SPRITE LLC 2713 MAIN ST S CHATHAM, MA 02659 | | | | 2C-44-3 | | | | 2713 MAIN ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| WALKERS SPRITE LLC | | | | 08/29/2023 | B | 1 | 35961-312 | | | | |
| MASASCHI SCOTT C & SHANE | | | | 09/04/2020 | O | 439,000 | 33231-100 | | | | |
| DELTA PORTUNUS CORP | | | | 05/14/1992 | A | 78,000 | 8019-20 | | | | |

| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|---------|------------|---------------|--------------|---------|------------|--------|---------|
| 1090 | 100 | MULTIPLE HSES | | | 1 | 1 of 3 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| 23-38 | 03/27/2023 | 13 | SH.MTL/FHAIR | 25,000 | 05/10/2023 | NF | 0 95 |
| 22-413 | 06/13/2022 | 1 | New Construc | 300,000 | 05/10/2023 | NF | 90 95 |
| 21-1102 | 12/02/2021 | 6 | Pools etc | 116,760 | 05/10/2023 | NF | 100 100 |
| 21-782 | 09/24/2021 | 14 | DECK | 7,000 | 04/01/2022 | TCK | 100 100 |
| 21-518 | 05/27/2021 | 3 | Renovations | | 05/10/2023 | NF | 100 100 |

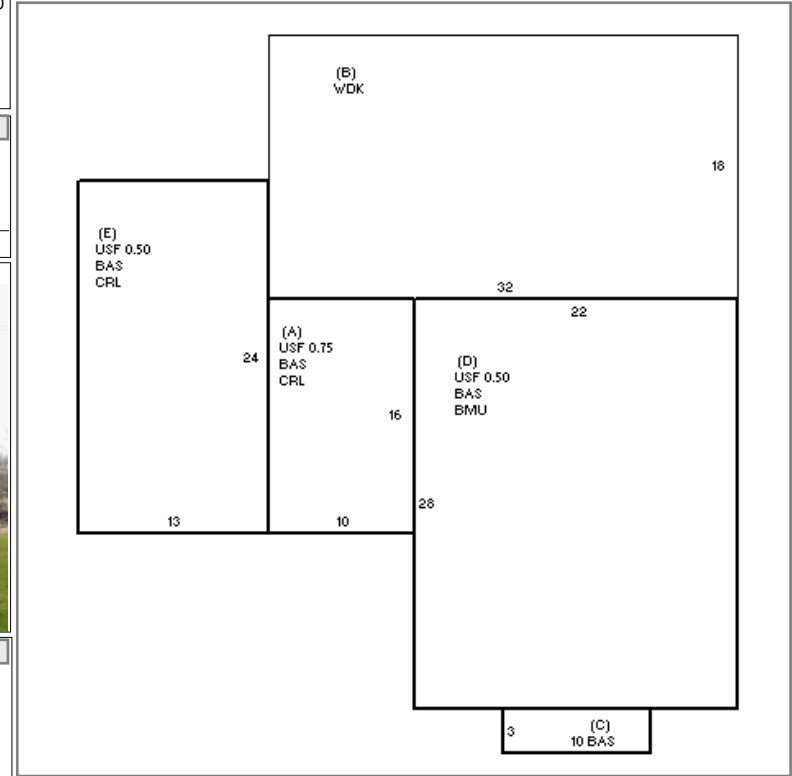
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 40,000 | SC | 1.00 | 100 | 1.00 | 100 | 1.00 | 302,363 | 1.00 | MDW | 1.10 | MR1 | 0.75 | | 277,650 |
| 200 | S | 20,075 | SC | 1.00 | 100 | 1.00 | 100 | 1.00 | 226,545 | 1.00 | MDW | 1.10 | MR1 | 0.75 | | 104,410 |

| TOTAL | 1.379 Acres | | | | ZONING | R20 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|---------------|--|--|-------|-----------|---------------|---------|---------|----------|---------|----------|
| Nbhd | SOUTH CHATHAM | | | | NOTE | | | LAND | 382,100 | 236,900 | |
| Inf1 | 100 | | | | | LAND BUILDING | 929,200 | 633,300 | | | |
| Inf2 | 100 | | | | | DETACHED | 37,700 | 35,900 | | | |
| | | | | OTHER | | 617,400 | 48,700 | | | | |
| | | | | TOTAL | 1,966,400 | 954,800 | | | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|--------|
| IPC | V | 1.50 | 10 0.90 18X36 | 2021 | 648 | 64.64 | 37,700 |



| BUILDING | CD | ADJ | DESC | MEASURE |
|----------|----|------|-----------------------|----------------------|
| MODEL | 1 | | RESIDENTIAL | |
| STYLE | 18 | 1.30 | RENO'D ANTIQUE [100%] | LIST 1/23/2020 APK |
| QUALITY | G | 1.55 | GOOD [100%] | REVIEW 5/25/2023 EMZ |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | |



| YEAR BLT | 1900 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,032,488 | | |
|------------|-------|------------|-------|--------------|----|----------------|------|-----|-----|------------|-----------------|-------|------|-----------|---------|----------------|-----------|------------|------------|
| NET AREA | 1,702 | DETAIL ADJ | 1.365 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | CRL | N | CRAWL SPACE | 472 | | 32.76 | 15,463 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$607 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | A | USF | L | UP-STRY FIN | 120 | 1974 | 452.77 | 54,332 | EXTERIOR | V | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | WDK | N | WOOD DECK | 576 | | 90.52 | 52,139 | INTERIOR | V | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | + | BAS | L | BAS AREA | 1,118 | 1900 | 533.59 | 596,556 | KITCHEN | V | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | D | BMU | N | BSMT UNFINISHED | 616 | | 110.15 | 67,850 | BATHS | V | | |
| | | | | INT. FINISH | 1 | PLASTER | 1.00 | + | USF | L | UP-STRY FIN | 464 | 1900 | 452.77 | 210,086 | HEAT | U | | |
| | | | | HEATING/COOL | 11 | HT-WT/COOL AIR | 1.05 | F22 | O | FPL 2S 2OP | 1 | | | 22,521.50 | 22,522 | ELECT | U | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | GEN | O | GENERATOR | 1 | | | 0.00 | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2012 / 10 |
| | | | | | | | | | | | | | | | | | | COND | 10 10 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 10 % GD 90 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$929,200 |

Key: 4511

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.937

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|---|--|-----------|--------------|------------|--------------|--|
| MASASCHI SCOTT C & SHANE K NOW WALKERS SPRITE LLC 2713 MAIN ST S CHATHAM, MA 02659 | | 2C-44-3 | 2713 MAIN ST | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|---------------|------|--------|-------|----|--------|---|
| 1090 | 100 | MULTIPLE HSES | | | | 2 | 2 of 3 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | | | | | | | | |

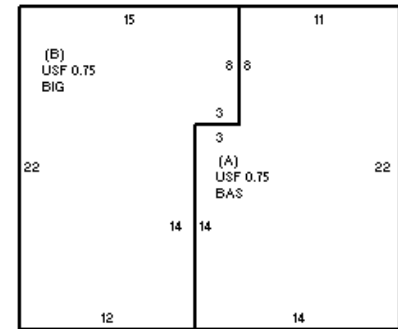
LAND

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|------|------|----------|-----|------|-----|----|------------|-----------|
| | | | | | | | | | | | | |

| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|-------|--------|----------|----------|---------|----------|
| Nbhd | NOTE | | LAND | 191,000 | |
| Inf1 | | BUILDING | | | |
| Inf2 | | DETACHED | | | |
| | | | OTHER | | |
| | | | TOTAL | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|----|------|------|----------|----|-------|-----------|-------|--|
| | | | | | | | | 05/10/2023 |
| | | | | | | | |  |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | | |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 1/23/2020 | APK |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW | 5/25/2023 | EMZ |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS | |
|---------------|--|
| | |

INDING

| YEAR BLT | 1976 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 247,994 | | |
|------------|-------|------------|-------|--------------|----|--------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-------------------|-----------|------|----|
| NET AREA | 713 | DETAIL ADJ | 1.010 | FOUNDATION | 3 | FOUND WALL | 1.00 | A | BAS | L | BAS AREA | 284 | 1976 | 325.28 | 92,380 | CONDITION ELEM CD | | | |
| \$NLA(RCN) | \$348 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | + | USF | L | UP-STRY FIN | 429 | 1998 | 276.01 | 118,409 | EXTERIOR | G | | |
| CAPACITY | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | B | BIG | N | BUILT-IN GARAGE | 288 | | 84.74 | 24,405 | INTERIOR | A | | |
| STORIES | 1.75 | 1.00 | | ROOF COVER | 2 | WOOD SHIN | 1.01 | | F21 | O | FPL 2S 1OP | 1 | | 10,376.00 | 10,376 | KITCHEN | A | | |
| ROOMS | 3 | 1.00 | | FLOOR COVER | 3 | W/W CARPET | 1.00 | | | | | | | | | BATHS | A | | |
| BEDROOMS | 2 | 1.00 | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | HEAT | A | | |
| FULL BATHS | 1 | 1.00 | | HEATING/COOL | 1 | FORCED AIR | 1.00 | | | | | | | | | ELECT | A | | |
| 1/2 BATHS | 0 | 1.00 | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | |
| FIXTURES | 3 | \$2,424 | | | | | | | | | | | | | | | | | |
| UNITS | 1 | 1.00 | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1994 / 28 | | |
| | | | | | | | | | | | | | | | | COND | 23 23 % | | |
| | | | | | | | | | | | | | | | | FUNC | 0 | | |
| | | | | | | | | | | | | | | | | ECON | 0 | | |
| | | | | | | | | | | | | | | | | DEPR | 23 | % GD | 77 |
| | | | | | | | | | | | | | | | | RCNLD | \$191,000 | | |

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9/7/2023 9:38 am SEQ #: 4.938

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|---|--|-----------|--------------|------------|--------------|--|
| MASASCHI SCOTT C & SHANE K NOW WALKERS SPRITE LLC 2713 MAIN ST S CHATHAM, MA 02659 | | 2C-44-3 | 2713 MAIN ST | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |

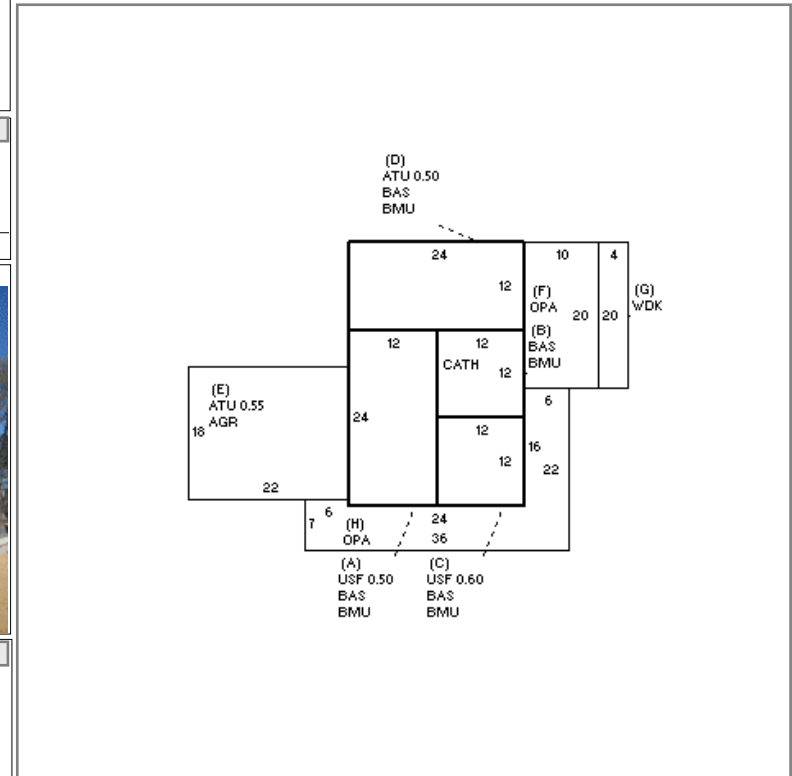
| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD |
|--------|--------|---------------|------|--------|-------|----|--------|
| 1090 | 100 | MULTIPLE HSES | | | | 3 | 3 of 3 |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |

LAND

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|------|------|----------|-----|------|-----|----|------------|-----------|
|----|---|----------|------|------|------|----------|-----|------|-----|----|------------|-----------|

| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|-------|--------|----------|----------|---------|----------|
| Nbhd | NOTE | | LAND | 426,400 | |
| Inf1 | | BUILDING | | | |
| Inf2 | | DETACHED | | | |
| | | | OTHER | | |
| | | | TOTAL | | |

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



DETACHED

| BUILDING | CD | ADJ | DESC | MEASURE | 5/10/2023 | NF |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/10/2023 | NF |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW | 5/25/2023 | EMZ |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BUILDING

| YEAR BLT | 2022 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 473,824 | | | | | | | | | | | | | | | | | | | | | |
|------------|-----------|------------|-------|--|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|------------|----------|----|----------|---|-----|----------|----|----|---------|---|---|-------|----|---------|-------|-----------|---|-------|--|---|
| NET AREA | 1,094 | DETAIL ADJ | 1.010 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 864 | | 75.03 | 64,825 | | | | | | | | | | | | | | | | | | | | | | | |
| \$NLA(RCN) | \$433 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | + | BAS | L | BAS AREA | 864 | 2022 | 283.00 | 244,509 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UP-STRY FIN | 230 | 2022 | 240.13 | 55,230 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | + | ATU | N | UNFIN ATTIC | 362 | | 78.50 | 28,417 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | E | AGR | N | ATTACHED GARAGE | 396 | | 80.56 | 31,903 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | + | OPA | N | OPEN PORCH | 518 | | 76.10 | 39,420 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | HEATING/COOL | 16 | ELECT BB W/AC | 1.01 | G | WDK | N | WOOD DECK | 80 | | 58.40 | 4,672 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 3 | ELECTRIC | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <tr> <th>CONDITION</th> <th>ELEM</th> <th>CD</th> </tr> <tr> <td>EXTERIOR</td> <td></td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td></td> <td>A</td> </tr> <tr> <td>KITCHEN</td> <td></td> <td>A</td> </tr> <tr> <td>BATHS</td> <td></td> <td>A</td> </tr> <tr> <td>HEAT</td> <td></td> <td>A</td> </tr> <tr> <td>ELECT</td> <td></td> <td>A</td> </tr> </table> | | | | | | | | | | | | | | CONDITION | ELEM | CD | EXTERIOR | | A | INTERIOR | | A | KITCHEN | | A | BATHS | | A | HEAT | | A | ELECT | | A |
| CONDITION | ELEM | CD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTERIOR | | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR | | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| KITCHEN | | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BATHS | | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HEAT | | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECT | | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <tr> <th>EFF.YR/AGE</th> <td colspan="2">2022 / 0</td> </tr> <tr> <td>COND</td> <td>0</td> <td>0 %</td> </tr> <tr> <td>FUNC</td> <td>10</td> <td>UC</td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>10</td> <td>% GD 90</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$426,400</td> </tr> </table> | | | | | | | | | | | | | | EFF.YR/AGE | 2022 / 0 | | COND | 0 | 0 % | FUNC | 10 | UC | ECON | 0 | | DEPR | 10 | % GD 90 | RCNLD | \$426,400 | | | | |
| EFF.YR/AGE | 2022 / 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COND | 0 | 0 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FUNC | 10 | UC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ECON | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DEPR | 10 | % GD 90 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RCNLD | \$426,400 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |