

Key: 4584

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.014

LEGALS

LAND

DETACHED

BUILDING

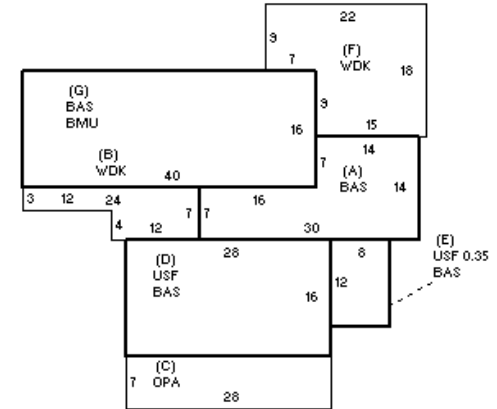
CURRENT OWNER				PARCEL ID				LOCATION			
11 TOBEY TURTLE ROAD REALTY TRUST GOVATSOS GERALD A TRUSTEE 40 ELM ST CANTON, MA 02021				3B-30-B32				11 TOBEY TURTLE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
11 TOBEY TURTLE ROAD REAL				09/27/2017	A	1 (214157)					
GOVATSOS GERALD A & SALLI				06/16/1987	QS	165,000 (111187)					

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	%
22-1077	12/22/2022	11	Window Rplc	18,825	03/23/2023	NF	100	100
21-445	07/22/2020	12	INSULATION	1,600	04/15/2021	NF	100	100
21-257	04/02/2020	11	Window Rplc	21,346	04/15/2021	NF	100	100
11-011	01/13/2011	3	Renovations	80,000	04/12/2012	MR	100	100
	03/12/2009	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	17,405	SC	1.00	1.00	586,400	2.00	1.00	R05	1.60		467,860

TOTAL	17,405 SF	ZONING	R20	FRNT	85	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE			LAND	467,900	389,900	
Inf1	100		BUILDING	642,300	565,200			
Inf2	100		DETACHED	7,400	7,000			
			OTHER	0	0			
TOTAL						1,117,600	962,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 12X20	1981	240	52.38	6,300
SHF	A	1.00	10 0.90 8X10		80	15.24	1,100



BUILDING	CD	ADJ	DESC	MEASURE	12/7/2021	TCK
MODEL	1		RESIDENTIAL	LIST	12/7/2021	EST
STYLE	18	1.30	RENO'D ANTIQUE [100%]	REVIEW	4/13/2023	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1772	SIZE ADJ	1.000
NET AREA	1,974	DETAIL ADJ	1.339
\$NLA(RCN)	\$452	OVERALL	1.000

YEAR BLT	1772	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	892,140																
FOUNDATION				4	FLR & WALL	1.00	+	BAS	L	BAS AREA	1,492	1772	393.89	587,682	CONDITION ELEM	CD																	
EXT. COVER				1	WOOD SHINGLE	1.00	+	WDK	N	WOOD DECK	453		70.08	31,746	EXTERIOR	A																	
ROOF SHAPE				1	GABLE	1.00	C	OPA	N	OPEN PORCH	196		91.32	17,899	INTERIOR	A																	
ROOF COVER				1	ASPH/CMP SHIN	1.00	+	USF	L	UP-STRY FIN	482	1772	334.23	161,098	KITCHEN	A																	
FLOOR COVER				2	SOFTWOOD	1.00	G	BMU	N	BSMT UNFINISHED	640		98.14	62,807	BATHS	A																	
INT. FINISH				2	DRYWALL	1.00	F11	O	FPL 1S 1OP	1			8,972.40	8,972	HEAT	U																	
HEATING/COOL				9	WARM/COOL AIR	1.03	F21	O	FPL 2S 1OP	1			12,451.20	12,451	ELECT	U																	
FUEL SOURCE				2	GAS	1.00	ODS	O	OUT DOOR SHWR-A	1			1,772.40	1,772																			
<table border="1"> <tr> <td>EFF.YR/AGE</td> <td colspan="2">1977 / 45</td> </tr> <tr> <td>COND</td> <td>28</td> <td>28 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>28</td> <td>% GD 72</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$642,300</td> </tr> </table>																EFF.YR/AGE	1977 / 45		COND	28	28 %	FUNC	0		ECON	0		DEPR	28	% GD 72	RCNLD	\$642,300	
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