

Key: 463

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 527

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HOIT NANCY R 1175 MAIN ST HINGHAM, MA 02043				10L-5-6				174 FOX HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOIT NANCY R				11/19/2003	A	1	17943-267				
HOIT				09/28/1995	A	100	9861-232				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
P2003230	02/25/2004	50	Meas & List			RRC	100 100
1997016	11/04/2003	99	n/a				100 100
96-481	01/21/1997	99	n/a				100 100
	12/01/1996	2	Additions	72,000			100 100

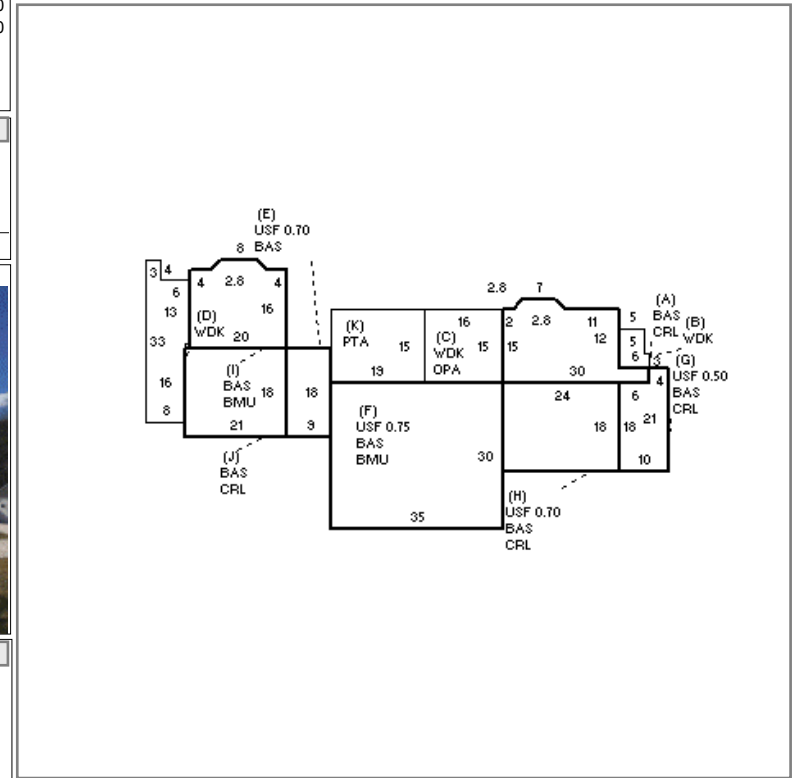
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	NC	1.00	100	1.00	100	1.00	806,300	1.00	MDW	1.10	R10	2.00	740,400
200	S	40,000	NC	1.00	75	0.75	100	1.00	411,900	1.00	100	1.00	R10	2.00	378,240
300	A	1.122	NC	1.00	10	0.10	100	1.00	3,840	1.00	100	1.00	R10	2.00	4,310

TOTAL	2.959 Acres		ZONING	R40	FRNT	450	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM		NOTE INF1=TOPO/WETLANDS	LAND		1,123,000	1,169,600		
Inf1	100			BUILDING		1,420,000	1,292,700		
Inf2	100			DETACHED		14,400	13,700		
				OTHER		60,300	52,500		
				TOTAL		2,617,700	2,528,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CTC	A	1.00	50 0.50	1981	1	27,389.70	13,700
SHF	A	1.00	10 0.90 8X6	1981	48	16.25	700

PHOTO 03/13/2019

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	LIST
STYLE	4	1.00	CAPE [100%]	REVIEW
QUALITY	G	1.55	GOOD [100%]	3/12/2019
FRAME	1	1.00	WOOD FRAME [100%]	APK

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,249	DETAIL ADJ	1.060	FOUNDATION	4	FLR & WALL	1.00	+	CRL	N	CRAWL SPACE	1,398		28.43	39,742
\$NLA(RCN)	\$418	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	396	1988	364.64	144,398
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	540		90.52	48,881
				ROOF COVER	2	WOOD SHIN	1.01	C	OPA	N	OPEN PORCH	240		117.96	28,309
				FLOOR COVER	23	SOFTWD/CARPET	1.00	+	BAS	L	BAS AREA	540	1971	364.64	196,906
				INT. FINISH	2	DRYWALL	1.00	E	USF	L	UP-STRY FIN	113	1971	309.41	34,963
				HEATING/COOL	11	HT-WT/COOL AIR	1.05	+	BMU	N	BSMT UNFINISHED	1,390		95.58	132,858
				FUEL SOURCE	1	OIL	1.00	+	BAS	L	BAS AREA	1,482	1953	364.64	540,398
								+	USF	L	UP-STRY FIN	1,090	1953	309.41	337,257
								+	BAS	L	BAS AREA	532	1997	364.64	193,989
								G	USF	L	UP-STRY FIN	96	1997	309.40	29,703
								K	PTA	N	PATIO/STOOP	285		27.75	7,908
								F21	O		FPL 2S 1OP	1		16,082.80	16,083

TOTAL RCN	1,775,054	
CONDITION ELEM CD		
EXTERIOR		A
INTERIOR		G
KITCHEN		G
BATHS		A
HEAT		U
ELECT		U
EFF.YR/AGE 2002 / 20		
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD	\$1,420,000	

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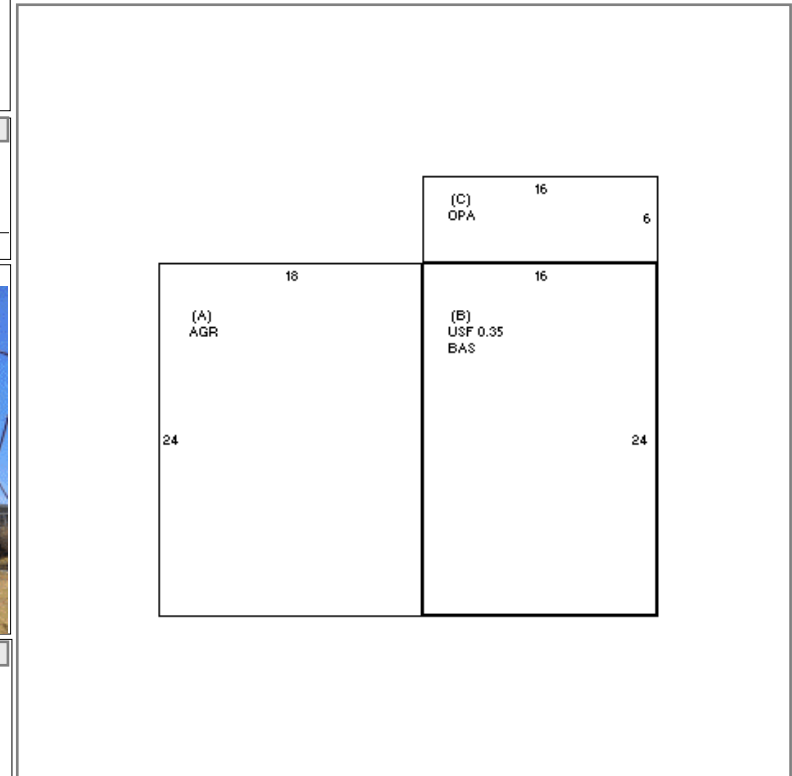
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CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE HSES					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

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 BUILDING DETACHED OTHER TOTAL	60,300	
Inf1					
Inf2					



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
LOFT ON USF PER BUILDING DEPARTMENT RECORDS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/13/2019	APK
MODEL	1		RESIDENTIAL	LIST REVIEW	3/13/2019	APK
STYLE	6	0.85	COTTAGE [100%]			
QUALITY	-	0.80	MINUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	120,599				
NET AREA	518	DETAIL ADJ	0.612	FOUNDATION	2	SLAB	0.95	A	AGR	N	ATTACHED GARAGE	432		63.75	27,542	CONDITION ELEM	CD				
\$NLA(RCN)	\$233	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	BAS	L	BAS AREA	384	1981	172.87	66,382	EXTERIOR	P				
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UP-STRY FIN	134	1981	146.69	19,656	INTERIOR	P				
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	OPA	N	OPEN PORCH	96		60.88	5,845	KITCHEN	P				
				FLOOR COVER	8	MINIMUM	1.00									BATHS	P				
				INT. FINISH	6	MINIMUM	0.95									HEAT					
				HEATING/COOL	13	NONE	0.80									ELECT					
				FUEL SOURCE	0		1.00														
																		EFF.YR/AGE	1959 / 63		
																		COND	50 50 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	50	% GD	50
																		RCNLD	\$60,300		