

Key: 472

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 539

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
AVERY MARK & CURTIN NANCY 52 ABERDEEN RD WESTON, MA 02493-1765				10M-1-3				249 FOX HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AVERY MARK & CURTIN NANCY				04/28/1994	QS	265,000	9166-23				

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	%
12-396	09/10/2012	1	New Construc	850,000	04/14/2014	MR	100	100
12-395	09/06/2012	5	Demolitions	12,000	07/19/2013	SF	100	100
08-202	03/16/2009	51	Meas	12,000	03/16/2009	RRC	100	100
	04/23/2008	10	Reroof			RRC	100	100
	03/12/2004	50	Meas & List			RRC	100	100

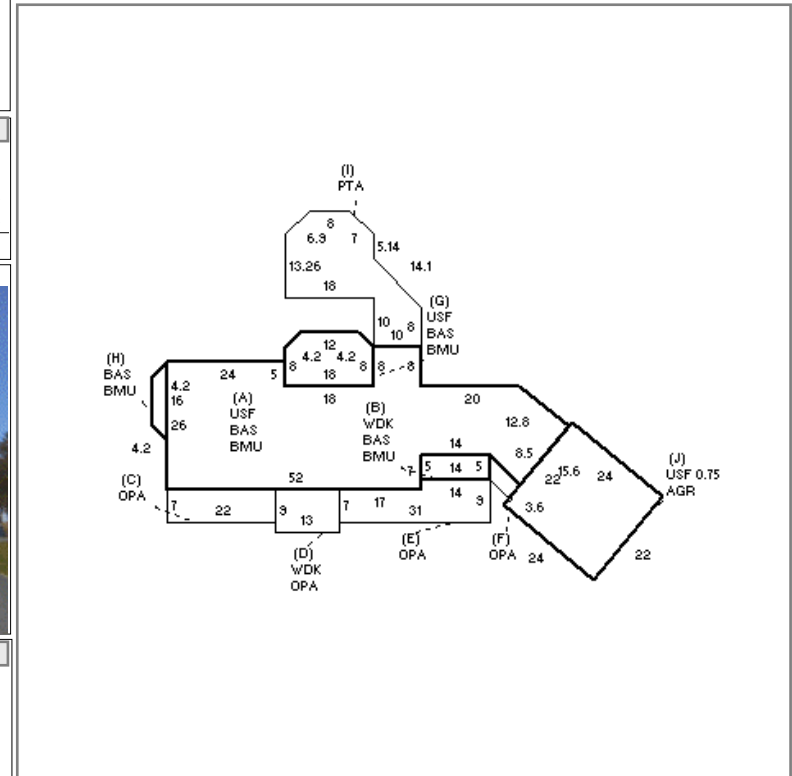
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,375	NC	1.00	100	1,649,250	1.13	100	1.00	GF2	4.50	1,472,510

TOTAL	34,375 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE GOLF FRONT - CROWS PONDVIEW	LAND	1,472,500	1,227,000			
Inf1	100		BUILDING	3,024,600	2,522,400			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
TOTAL			4,497,100	3,749,400				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/19/2013	SF
MODEL	1		RESIDENTIAL	LIST	7/19/2013	SF
STYLE	19	1.30	NEW STYLE [100%]	REVIEW	5/9/2014	MR
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	2012	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,360,721		
NET AREA	4,263	DETAIL ADJ	1.352	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,988		150.64	299,470	CONDITION ELEM	CD		
\$NLA(RCN)	\$788	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,988	2012	705.13	1,401,808	EXTERIOR	A		
CAPACITY			UNITS	ADJ	ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UP-STRY FIN		598.33	1,361,202	INTERIOR	A		
STORIES	2	1.00	ROOF COVER	2	WOOD SHIN	1.01	+	WDK	N	WOOD DECK	187		137.24	25,664	KITCHEN	A			
ROOMS	9	1.00	FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	540		178.84	96,571	BATHS	A			
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	I	PTA	N	PATIO/STOOP	430		42.07	18,088	HEAT	A			
FULL BATHS	4	1.00	HEATING/COOL	9	WARM/COOL AIR	1.03	J	AGR	N	ATTACHED GARAGE	528		182.98	96,616	ELECT	A			
1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00		GFP	O	GAS LOG/FP/E FP	1		14,621.70	14,622					
FIXTURES	17	\$43,210						ODS	O	OUT DOOR SHWR-A	1		3,471.00	3,471					
UNITS	1	1.00																	
																EFF.YR/AGE	2012 / 10		
																COND	10 10 %		
																FUNC	0		
																ECON	0		
																DEPR	10	% GD	90
																RCNLD	\$3,024,600		