

Key: 4770

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.206

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| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| TERRIO NEAL & NADINE B 48 SYLVAN WAY S CHATHAM, MA 02659 | | | | 3D-29-29 | | | | 48 SYLVAN WAY | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| TERRIO NEAL & NADINE B | | | | 07/08/1993 | QS | 160,000 | 8668-155 | | | | |

| 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 | % |
| 20-015 | 01/09/2020 | 10 | Reroof | 12,640 | 04/30/2021 | TCK | 100 | 100 |
| 16-714 | 11/03/2016 | 77 | SOLAR PANELS | 11,100 | 06/13/2017 | NF | 100 | 100 |
| | 01/20/2006 | 50 | Meas & List | | | RRC | 100 | 100 |
| 05-512 | 10/24/2005 | 99 | n/a | 5,000 | 01/20/2006 | | 100 | 100 |
| 05-513 | 10/24/2005 | 1 | New Construc | 175,000 | 01/20/2006 | | 100 | 100 |

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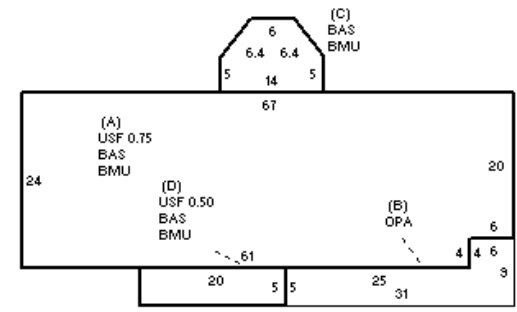
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 40,000 | MC | 1.00 | 100 | 311,525 | 1.00 | 100 | 1.00 | R01 | 0.85 | 286,070 |
| 300 | A | 2,531 | MC | 1.00 | 100 | 16,320 | 1.00 | 100 | 1.00 | R01 | 0.85 | 41,310 |

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| TOTAL | 3.449 Acres | | | | ZONING | R60 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--|--|--|--------|----------|---------|-----------|-----------|---------|----------|
| Nbhd | MID CHATHAM | | | | NOTE | | | LAND | 327,400 | 288,900 | |
| Inf1 | 100 | | | | | BUILDING | 830,900 | 765,600 | | | |
| Inf2 | 100 | | | | | DETACHED | 35,100 | 33,300 | | | |
| | | | | | | | OTHER | 0 | 0 | | |
| | | | | | | | TOTAL | 1,193,400 | 1,087,800 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|--------|
| DGF | G | 1.20 | 30 0.70 | 1981 | 624 | 49.78 | 21,700 |
| SHF | A | 1.00 | 30 0.70 | 1981 | 800 | 9.96 | 5,600 |
| SHF | A | 1.00 | 30 0.70 | 1960 | 80 | 15.24 | 900 |
| SHF | A | 1.00 | 20 0.80 | 2000 | 80 | 15.24 | 1,000 |
| HTB | A | 1.00 | 10 0.90 | | 1 | 6,564.90 | 5,900 |

PHOTO 04/30/2021



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| BUILDING | CD | ADJ | DESC | MEASURE | 10/30/2019 | NF |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/30/2019 | EST |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW | 7/6/2021 | EMZ |
| QUALITY | + | 1.20 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS |
|-----------------|
| 25 SOLAR PANELS |

| YEAR BLT | 2005 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,001,066 |
|------------|-------|------------|-------|--------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|-----------|
| NET AREA | 3,042 | DETAIL ADJ | 1.050 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,804 | | 77.92 | 140,575 | | |
| \$NLA(RCN) | \$329 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | + | BAS | L | BAS AREA | 1,804 | 2005 | 289.81 | 522,814 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UP-STRY FIN | 1,238 | 2005 | 245.91 | 304,439 | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | B | OPA | N | OPEN PORCH | 179 | | 91.32 | 16,346 | | |
| | | | | FLOOR COVER | 13 | HARDWD/CARPET | 1.00 | | ODS | O | OUT DOOR SHWR-A | 1 | | 1,772.40 | 1,772 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | | |
| | | | | HEATING/COOL | 11 | HT-WT/COOL AIR | 1.05 | | | | | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 2005 / 17 | |
|------------|-----------|---------|
| COND | 17 | 17 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 17 | % GD 83 |
| RCNLD | \$830,900 | |