

Key: 4809

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.248

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
27 MORTON ROAD LLC NOW NACKMAN MARTIN & CHERYL 22 SADDLE HILL RD HOPKINTON, MA 01748										3D-5A-12A				27 MORTON RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
NACKMAN MARTIN & CHERYL										06/16/2023	QS	1,285,000	35845-219				
HUIT FIELDS LLC										06/16/2023	B	1	35845-215				
HUIT FIELDS LLC										03/17/2023	B	1	35684-271				

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,536	MC	1.00	100	1.00	100	1.00	MR2	1.00		292,750

TOTAL	17,536 SF	ZONING	R60	FRNT	21	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	292,800	168,000
Inf1	100		BUILDING	733,300	626,100			
Inf2	100		DETACHED	20,300	19,300			
			OTHER	0	0			
						TOTAL	1,046,400	813,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 6X6		36	16.25	500
DGF	G	1.20	10 0.90 16X24	2019	384	57.37	19,800



BLDG COMMENTS
BMF=FR/BATH,W.BAR,OFFICE AREA

BUILDING	CD	ADJ	DESC	MEASURE	7/11/2018	NF
MODEL	1		RESIDENTIAL	LIST	5/22/2017	APK
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/10/2020	MR
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2014	SIZE ADJ	1.000
NET AREA	1,816	DETAIL ADJ	1.030
\$NLA(RCN)	\$421	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	2	1.00
FULL BATHS	3	1.00
1/2 BATHS	0	1.00
FIXTURES	11	\$10,877
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMF	N	BSMT FINISH-SEP	1,088		130.32	141,788
+	BAS	L	BAS AREA	1,216	2014	307.67	374,123
+	USF	L	UP-STRY FIN	600	2014	261.07	156,640
+	BMU	N	BSMT UNFINISHED	128		108.57	13,897
E	EPA	N	ENCL PORCH	140		160.44	22,462
F	WDK	N	WOOD DECK	180		70.08	12,614
G	ENT	N	ENCL ENTRY	36		160.43	5,776
	F11	O	FPL 1S 1OP	1		8,972.40	8,972
	GFP	O	GAS LOG/FP/E FP	2		7,465.80	14,932
	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	763,853
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2018 / 4
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96

RCNLD	\$733,300
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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	%
19-668	07/20/2023	98	SALES QUESTI				100	100
19-056	10/01/2019	2	Additions	65,000	03/11/2020	NF	100	100
17-909	07/25/2019	74	VARIANCE				100	100
	12/22/2017	3	Renovations	65,000	07/11/2018	NF	100	100
	10/20/2017	98	SALES QUESTI				0	0

