

Key: 4837

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.276

LEGAL

LAND

DETACHED

BUILDING

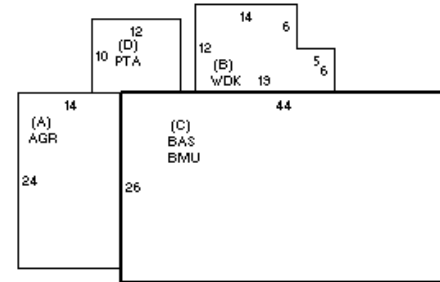
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| MARTINO V RONALD & JUDITH 48 BEAVER DAM RD NATICK, MA 01760 | | | | 3E-18-D24 | | | | 259 MORTON RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MARTINO V RONALD & JUDITH | | | | 05/10/2001 | QS | 191,000 | (161434) | | | | |
| NOWAK CONSTANTIN | | | | 08/03/1984 | QS | 80,000 | (97680) | | | | |

| 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 | % |
| 05-368 | 03/14/2008 | 50 | Meas & List | 6,000 | | RRC | 100 | 100 |
| | 08/22/2005 | 99 | n/a | | | | 100 | 100 |
| | 02/15/2002 | 50 | Meas & List | | | | 100 | 100 |
| P2001073 | 04/10/2001 | 99 | n/a | | | JB | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 10,235 | MC | 1.00 | 1.00 | 366,500 | 3.14 | 1.00 | 1.00 | MR2 | | 270,410 |

| TOTAL | 10,235 SF | ZONING | R60 | FRNT | 115 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | MID CHATHAM | NOTE | | | LAND | 270,400 | 191,500 | |
| Inf1 | 100 | | BUILDING | 286,800 | 261,000 | | | |
| Inf2 | 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | TOTAL | 557,200 | 452,500 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 10/25/2019 | NF |
|----------|----|------|-------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 11/11/2019 | NF |
| STYLE | 1 | 0.85 | RANCH [100%] | REVIEW | 12/3/2019 | MR |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1976 | SIZE ADJ | 1.000 |
|------------|-------|------------|-------|
| NET AREA | 1,144 | DETAIL ADJ | 0.850 |
| \$NLA(RCN) | \$353 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 6 | 1.00 | |
| BEDROOMS | 3 | 1.00 | |
| FULL BATHS | 2 | 1.00 | |
| 1/2 BATHS | 0 | 1.00 | |
| FIXTURES | 6 | \$4,080 | |
| 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 | 3 | W/W CARPET | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 2 | HOT WATER | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | AGR | N | ATTACHED GARAGE | 336 | | 82.56 | 27,741 |
| B | WDK | N | WOOD DECK | 198 | | 58.40 | 11,563 |
| C | BMU | N | BSMT UNFINISHED | 1,144 | | 70.30 | 80,419 |
| C | BAS | L | BAS AREA | 1,144 | 1976 | 235.16 | 269,027 |
| D | PTA | N | PATIO/STOOP | 120 | | 17.90 | 2,148 |
| | F11 | O | FPL 1S 1OP | 1 | | 7,477.00 | 7,477 |
| | ODS | O | OUT DOOR SHWR-A | 1 | | 1,477.00 | 1,477 |

| TOTAL RCN | 403,932 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 1976 / 46 |
| COND | 29 29 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 29 % GD 71 |
| RCNLD | \$286,800 |