

Key: 4838

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.277

LEGALS

LAND

DETACHED

BUILDING

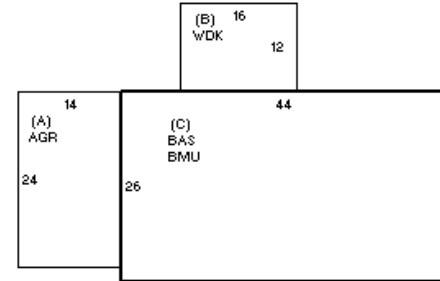
| CURRENT OWNER | | PARCEL ID | LOCATION | | |
|--|--|--------------------------|---------------|----------------------|----------------------|
| DECARLO THOMAS & DUPLESSIS AMIELYN 3 ABBEY LN FRANKLIN, MA 02038 | | 3E-19-D25 | 247 MORTON RD | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| DECARLO THOMAS & DUPLESSI FARRENKOPF JR LEO G | | 07/08/2021 05/29/1980 | QS QS | 478,000 1 (81877) | (81877) 1 (81877) |

| 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 % |
| 1978070 | 03/14/2008 07/17/1978 | 50 99 | Meas & List n/a | | | RRC | 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 | 100 1.00 | 366,500 | 3.14 | 100 1.00 | MR2 | 1.00 | | 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 | 277,400 | 252,500 | | | |
| Inf2 | 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 547,800 | 444,000 | | | |

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



| BUILDING | CD | ADJ | DESC | MEASURE | 10/24/2019 | NF |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/24/2019 | NF |
| STYLE | 1 | 0.85 | RANCH [100%] | REVIEW | 5/12/2021 | APK |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS
PULL DOWN STAIRS TO ATTIC

| YEAR BLT | 1976 | SIZE ADJ | 1.000 |
|------------|-------|------------|-------|
| NET AREA | 1,144 | DETAIL ADJ | 0.850 |
| \$NLA(RCN) | \$351 | 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 | 1 | HARDWOOD | 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 | W/DK | N | WOOD DECK | 192 | | 58.40 | 11,213 |
| C | BMU | N | BSMT UNFINISHED | 1,144 | | 70.30 | 80,419 |
| C | BAS | L | BAS AREA | 1,144 | 1976 | 235.16 | 269,027 |
| | F11 | O | FPL 1S 1OP | 1 | | 7,477.00 | 7,477 |
| | MST | O | MASONRY STACK | 1 | | 2,068.00 | 2,068 |

| TOTAL RCN | 402.025 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | F |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 1972 / 50 |
| COND | 31 31 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 31 % GD 69 |
| RCNLD | \$277,400 |