

Key: 4849

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.288

LEGAL

LAND

DETACHED

BUILDING

INDING

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|---|--|------------|----|----------------|--------------|
| ROWELLS CLYDE B & DAIGLE RACHEL 2 ASPENWOOD LN SOUTHBOROUGH, MA 01772 | | 3E-29-D35 | | 42 HOLLY DR SO | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| ROWELLS CLYDE B & DAIGLE | | 05/13/1985 | QS | 92,000 | (101484) |

| 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 % |
| 19-0664 | 09/30/2019 | 12 | INSULATION | 2,900 | 10/08/2019 | NF | 100 100 |
| 12-236 | 05/03/2012 | 10 | Reroof | 4,500 | 06/20/2013 | SF | 100 100 |
| 1982050 | 03/14/2008 | 50 | Meas & List | | | RRC | 100 100 |
| | 04/01/1982 | 99 | n/a | | | | 100 100 |

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|-----|------|------------|-----------|
| 100 | S | 10,000 | MC | 1.00 | 1.00 | 366,500 | 3.20 | 1.00 | R02 | 1.00 | | 269,520 |

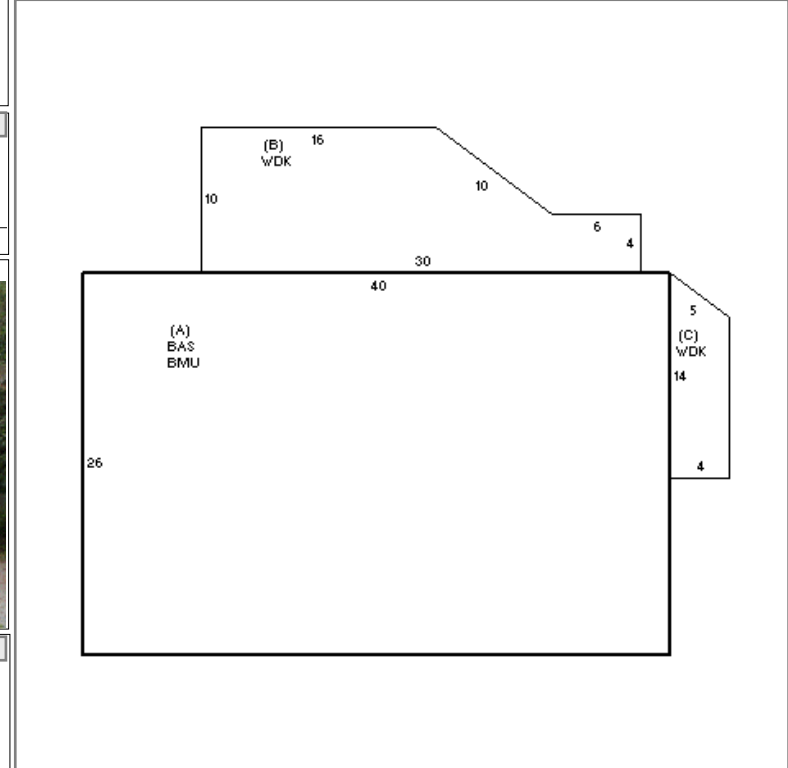
| TOTAL | 10,000 SF | ZONING | R60 | FRNT | 167 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | MID CHATHAM | NOTE | | | | LAND | 269,500 | 224,600 |
| Inf1 | 100 | | BUILDING | 261,800 | 238,300 | | | |
| Inf2 | 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 531,300 | 462,900 |

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



BLDG COMMENTS

PULL DOWN STAIRS TO ATTIC



| BUILDING | CD | ADJ | DESC | MEASURE | 10/8/2019 | NF |
|----------|----|------|-------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/15/2019 | NF |
| STYLE | 1 | 0.85 | RANCH [100%] | REVIEW | 11/26/2019 | MR |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1982 | SIZE ADJ | 1.000 |
|------------|-------|------------|-------|
| NET AREA | 1,040 | DETAIL ADJ | 0.850 |
| \$NLA(RCN) | \$345 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 4 | 1.00 | |
| BEDROOMS | 2 | 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 | 13 | HARDWD/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 | BMU | N | BSMT UNFINISHED | 1,040 | | 71.76 | 74,628 |
| A | BAS | L | BAS AREA | 1,040 | 1982 | 241.60 | 251,259 |
| + | WDK | N | WOOD DECK | 290 | | 58.40 | 16,936 |
| | BMG | O | BSMT GARAGE | 1 | | 2,770.00 | 2,770 |
| | 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 | 358,627 | |
|----------------|-----------|----|
| CONDITION ELEM | | CD |
| EXTERIOR | | A |
| INTERIOR | | A |
| KITCHEN | | A |
| BATHS | | A |
| HEAT | | A |
| ELECT | | A |
| EFF.YR/AGE | 1982 / 40 | |
| COND | 27 27 % | |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 27 % GD | 73 |
| RCNLD | \$261,800 | |