

Key: 4952

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.389

LEGAL

LAND

DETACHED

BUILDING

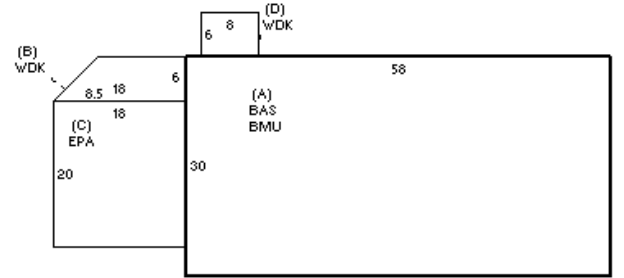
CURRENT OWNER						PARCEL ID						LOCATION						
THE 12 MALLARD ROAD IRREVOCABLE TRUST						31-13-C3						12 MALLARD RD						
CRONAN DORTHY L TRUSTEE						TRANSFER HISTORY						DOS		T	SALE PRICE		BK-PG (Cert)	
101 FULTON ST						THE 12 MALLARD ROAD IRREV						06/06/2016	A	1 29702-297				
NORWOOD, MA 02062-2319						PARKER CHARLES F & JOSEPH						07/30/1973	N	1 1907-342				

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 %
	03/09/2009	50	8 Cyc. Reinsp. Meas & List		11/20/2019	NF RRC	100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,001	MC	1.00	100 1.00	439,800	2.27	100 1.00	PV1	1.20		343,080

TOTAL	15,001 SF	ZONING	R60	FRNT	154	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE	Deeded rights to use park parcel C for recreational purposes on Mill Pond.			LAND	343,100	285,900
Inf1	100				BUILDING	389,700	359,700	
Inf2	100				DETACHED	1,700	1,600	
					OTHER	0	0	
					TOTAL	734,500	647,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GZB	A	1.00 30 0.70	8 -4'SIDES		77	31.32	1,700



BUILDING	CD	ADJ	DESC	MEASURE	11/20/2019	NF
MODEL	1		RESIDENTIAL	LIST	11/20/2019	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	12/12/2019	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	556,730		
NET AREA	1,740	DETAIL ADJ	0.850	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,740		65.29	113,596	CONDITION ELEM	CD		
\$NLA(RCN)	\$320	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	1,740	1974	213.30	371,139	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	138		58.40	8,059	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	EPA	N	ENCL PORCH	360		133.70	48,132	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00		BMG	O	BSMT GARAGE	1		2,770.00	2,770	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		7,477.00	7,477	HEAT	A		
				HEATING/COOL	2	HOT WATER	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1974 / 48
STORIES	1	1.00																COND	30 30 %
ROOMS	7	1.00																FUNC	0
BEDROOMS	4	1.00																ECON	0
FULL BATHS	2	1.00																DEPR	30 % GD 70
1/2 BATHS	0	1.00																RCNLD	\$389,700
FIXTURES	6	\$4,080																	
UNITS	1	1.00																	