Key: 5286

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5,736

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SARMANIOTE JANYCE E **120 LINCOLN ST** **FRANKLIN, MA 02038**	**4F-7-F25**	**21 QUAIL TRL**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SARMANIOTE JANYCE E	10/07/2020	A	100	(223987)
GEORGE SARMANIOTE REV TRU	07/22/1997	A	1	(145224)
SARMANIOTE GEORGE	05/16/1991	A	1	(124518)

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	%
	01/26/2022	3	Renovations				100	100
1981185	12/07/1981	99	n/a				100	100
92-253		99	n/a	1,800			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,306	MC 1.00	100 1.00	100 1.00	311,525	2.88	100 1.00	R01 0.85			233,140

TOTAL	11,306 SF	ZONING	R60	FRNT	100

Nbhd	MID CHATHAM
Infl1	100
Infl2	100

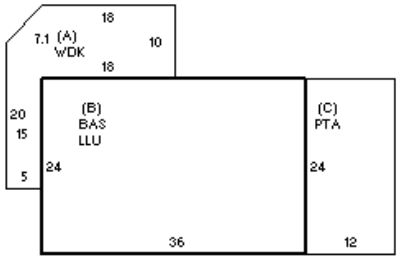
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	233,100	205,700
BUILDING	280,900	255,600
DETACHED	0	0
OTHER	0	0
TOTAL	**514,000**	**461,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/10/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/10/2019	NF
LIST	9/10/2019	NF
REVIEW	1/26/2022	APK

YEAR BLT	1982	SIZE ADJ	1.000
NET AREA	864	DETAIL ADJ	0.875
$NLA(RCN)	$382	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
FULL BATHS	1	1.00
1/2 BATHS	1	1.00
FIXTURES	5	$3,500
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
A	WDK	N	WOOD DECK	293		58.40	17,111
B	LLU	N	LOWER LEVEL UN	864		123.96	107,105
B	BAS	L	BAS AREA	864	1982	220.01	190,091
C	PTA	N	PATIO/STOOP	288		17.90	5,155
	F11	O	FPL 1S 1OP	1		7,477.00	7,477

TOTAL RCN 330,439

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	U
ELECT	A

EFF.YR/AGE 2007 / 15

COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85

RCNLD $280,900