

Key: 5300

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.750

LEGALS

| CURRENT OWNER  |  |  |  | PARCEL ID                |         |                      |              | LOCATION    |  |  |  |
|--|--|--|--|--------------------------|---------|----------------------|--------------|-------------|--|--|--|
| TEIXEIRA THOMAS E & CAROL L<br>134 MICHAEL SEARS RD<br>BELCHERTOWN, MA 01007 |  |  |  | 4G-19-F23                |         |                      |              | 8 QUAIL TRL |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS                      | T       | SALE PRICE           | BK-PG (Cert) |             |  |  |  |
| TEIXEIRA THOMAS E & CAROL<br>MCLEAN MARY F EST                               |  |  |  | 11/04/2003<br>03/18/1974 | QS<br>N | 289,000<br>1 (61299) |              |             |  |  |  |

| 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    | %   |
| 16-639    | 10/14/2016 | 2             | Additions   |        | 07/03/2018 | NF  | 100    | 100 |
|           | 03/10/2006 | 50            | Meas & List |        |            | RRC | 100    | 100 |
| P2005128  | 03/25/2005 | 14            | DECK        | 8,275  |            |     | 100    | 100 |
| 000000829 | 01/13/2005 | 99            | n/a         |        |            |     | 100    | 100 |
| 2005001   | 11/17/2004 | 99            | n/a         |        |            |     | 100    | 100 |

LAND

| CD  | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3    | Lpi  | VC  | CREDIT AMT | ADJ VALUE |         |
|-----|---|----------|------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 10,871   | MC   | 1.00 | 1.00 | 1.00     | 1.00 | 311,525 | 2.98 | 100 | 1.00       | R01 0.85  | 231,830 |

| TOTAL | 10,871 SF   | ZONING | R60      | FRNT    | 125     | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd  | MID CHATHAM | NOTE   |          |         | LAND    | 231,800  | 204,500 |          |
| Inf1  | 100         |        | BUILDING | 337,700 | 307,400 |          |         |          |
| Inf2  | 100         |        | DETACHED | 1,200   | 1,200   |          |         |          |
|       |             |        | OTHER    | 0       | 0       |          |         |          |
|       |             |        |          | TOTAL   | 570,700 | 513,100  |         |          |

DETAILED

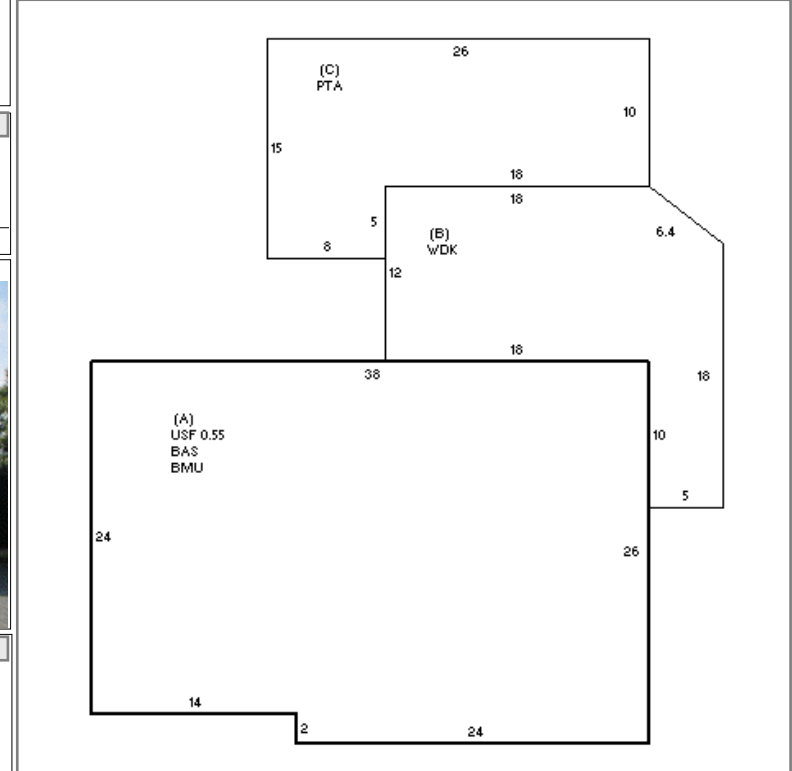
| TY  | QUAL | COND | DIM/NOTE       | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------|------|-------|-----------|-------|
| SHF | A    | 1.00 | 10 0.90 12 X 8 | 2018 | 96    | 14.26     | 1,200 |



| BLDG COMMENTS |  |
|---------------|--|
|---------------|--|

BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 9/10/2019  | NF  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 9/10/2019  | EST |
| STYLE    | 4  | 1.00 | CAPE [100%]       | REVIEW  | 11/22/2019 | MR  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |



G

| YEAR BLT   | 1971  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 475,681 |            |            |
|------------|-------|------------|-------|--------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA   | 1,488 | DETAIL ADJ | 1.000 | FOUNDATION   | 4  | FLR & WALL    | 1.00 | A | BMU | N | BSMT UNFINISHED | 960   |      | 73.08     | 70,157  | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN) | \$320 | OVERALL    | 1.000 | EXT. COVER   | 1  | WOOD SHINGLE  | 1.00 | A | BAS | L | BAS AREA        | 960   | 1971 | 259.26    | 248,891 | EXTERIOR       | A       |            |            |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE         | 1.00 | A | USF | L | UP-STRY FIN     | 528   | 1971 | 219.99    | 116,156 | INTERIOR       | G       |            |            |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SHIN | 1.00 | B | WDK | N | WOOD DECK       | 316   |      | 58.40     | 18,454  | KITCHEN        | A       |            |            |
|            |       |            |       | FLOOR COVER  | 1  | HARDWOOD      | 1.00 | C | PTA | N | PATIO/STOOP     | 300   |      | 17.90     | 5,370   | BATHS          | A       |            |            |
|            |       |            |       | INT. FINISH  | 2  | DRYWALL       | 1.00 |   | F21 | O | FPL 2S 1OP      | 1     |      | 10,376.00 | 10,376  | HEAT           | A       |            |            |
|            |       |            |       | HEATING/COOL | 1  | FORCED AIR    | 1.00 |   | ODS | O | OUT DOOR SHWR-A | 1     |      | 1,477.00  | 1,477   | ELECT          | A       |            |            |
|            |       |            |       | FUEL SOURCE  | 2  | GAS           | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       |              |    |               |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 1975 / 47  |
|            |       |            |       |              |    |               |      |   |     |   |                 |       |      |           |         |                |         | COND       | 29 29 %    |
|            |       |            |       |              |    |               |      |   |     |   |                 |       |      |           |         |                |         | FUNC       | 0          |
|            |       |            |       |              |    |               |      |   |     |   |                 |       |      |           |         |                |         | ECON       | 0          |
|            |       |            |       |              |    |               |      |   |     |   |                 |       |      |           |         |                |         | DEPR       | 29 % GD 71 |
|            |       |            |       |              |    |               |      |   |     |   |                 |       |      |           |         |                |         | RCNLD      | \$337,700  |