**Key: 6521**

# Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6,993

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| POITRAST ROBERT<br>1001 MARINA DR UNIT 702<br>QUINCY, MA 02171-1521 | 7I-43-C264 | 35 TROUT POND LN |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| POITRAST ROBERT | 09/23/2005 | QS | 431,000 | (178025) |
| DERY TRUSTEE STELLA L | 09/04/1998 | A | 1 | (150023) |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

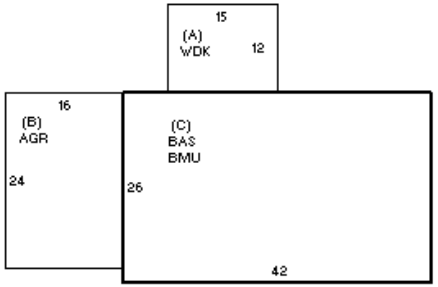
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 21-911 | 10/08/2021 | 4 | Outbuildings | 4,500 | 03/30/2022 | TCK | 100 | 100 |
| 15-732 | 11/17/2015 | 3 | Renovations | 6,000 | 06/07/2017 | NF | 100 | 100 |
| | 01/09/2006 | 50 | Meas & List | | | JB | 100 | 100 |
| 1984086 | 05/09/1984 | 99 | n/a | | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 22,614 | MC 1.00 | 100 1.00 | 100 1.00 | 366,500 | 1.60 | 100 1.00 | R03 1.00 | | | 304,710 |

| TOTAL | 22,614 SF | ZONING | R60 | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | MID CHATHAM | NOTE | -5% Topo | | |
| Infl1 | 100 | | | | |
| Infl2 | 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 304,700 | 253,900 |
| BUILDING | 289,100 | 263,200 |
| DETACHED | 1,300 | 1,200 |
| OTHER | 0 | 0 |
| TOTAL | **595,100** | **518,300** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 10 0.90 | 10X10 | 2021 | 100 | 14.06 | 1,300 |

PHOTO 03/30/2022

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 | 12/10/2019 | TCK |
|---|---|---|
| LIST | 2/1/2020 | NF |
| REVIEW | 4/18/2022 | MR |

| YEAR BLT | 1984 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,092 | DETAIL ADJ | 0.850 |
| $NLA(RCN) | $358 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 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 | 36 | CARPET/OTHER | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | WDK | N | WOOD DECK | 180 | | 58.40 | 10,512 |
| B | AGR | N | ATTACHED GARAGE | 384 | | 80.91 | 31,069 |
| C | BMU | N | BSMT UNFINISHED | 1,092 | | 70.99 | 77,523 |
| C | BAS | L | BAS AREA | 1,092 | 1984 | 238.16 | 260,076 |
| | F11 | O | FPL 1S 1OP | 1 | | 7,477.00 | 7,477 |

| TOTAL RCN | 390,737 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1984 / 38 | |
|---|---|---|
| COND | 26 | 26 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 26 | % GD 74 |
| RCNLD | | $289,100 |