

Key: 6522

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.994

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
43 TROUT POND LLC 103 AUDUBON DR ACTON, MA 01720				71-44-C265				43 TROUT POND LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
43 TROUT POND LLC				10/25/2012	A	1 (198526)					
PFEIFER BERNARD A & ELAIN				07/03/2002	QS	339,000 (165830)					
DONAVAN, NADINE				07/17/2001	QS	257,000 (162178)					

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	%
17-326	05/09/2017	3	Renovations		06/22/2018	NF	100	100
	02/09/2009	50	Meas & List			RRC	100	100
07-419	09/12/2007	2	Additions	20,000	02/07/2008		100	100
1984221	10/23/1984	99	n/a		02/07/2008		100	100

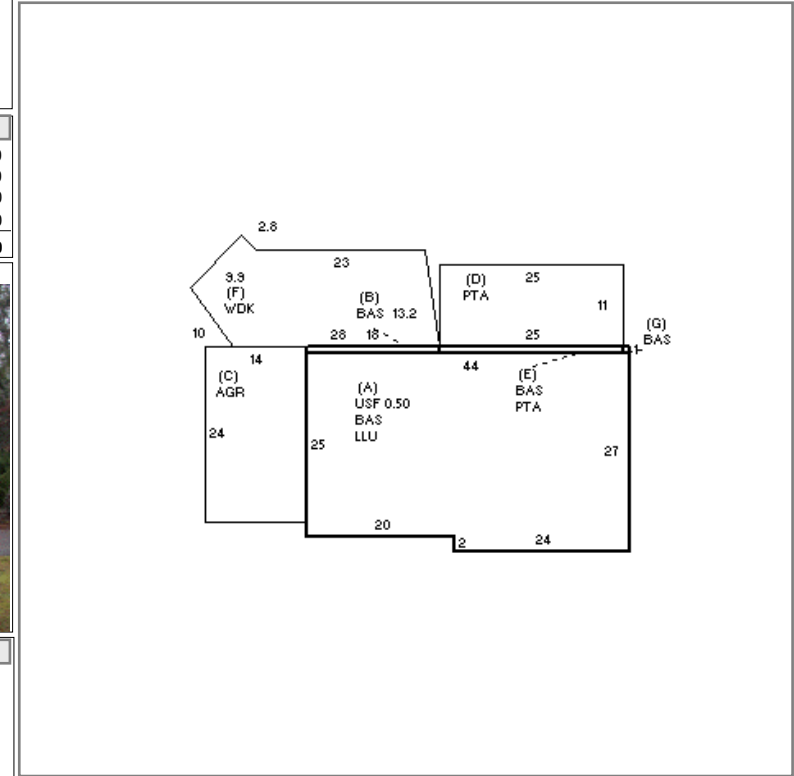
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,485	MC	1.00	1.00	366,500	1.55	1.00	1.00	R03	1.00	306,590

TOTAL	23,485 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE	LAND	306,600	255,500	BUILDING	465,300	423,500
Inf1	100		DETACHED	400	400	OTHER	0	0
Inf2	100		TOTAL	772,300	679,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A	1.00	30 0.70 8X10		80	7.92	400



BUILDING	CD	ADJ	DESC	MEASURE	12/10/2019	TCK
MODEL	1		RESIDENTIAL	LIST	12/10/2019	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	12/11/2019	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	1,766	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UN	1,148		134.22	154,079	
\$NLA(RCN)	\$356	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	574	1985	202.13	116,020	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,192	1985	238.21	283,941
STORIES	1.5	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	C	AGR	N	ATTACHED GARAGE	336			82.56	27,741	
ROOMS	6	1.00	FLOOR COVER	31	CARPET/HARDWD	1.00	+	PTA	N	PATIO/STOOP	300			17.90	5,370	
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	F	WDK	N	WOOD DECK	397			58.40	23,185	
FULL BATHS	2	1.00	HEATING/COOL	9	WARM/COOL AIR	1.03	F21	O	FPL 2S 1OP	1				10,376.00	10,376	
1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHWR-A	1				1,477.00	1,477	
FIXTURES	8	\$6,592														
UNITS	1	1.00														

TOTAL RCN	628,781 <th>CONDITION ELEM</th> <th>CD</th>	CONDITION ELEM	CD
EXTERIOR		A	
INTERIOR		A	
KITCHEN		A	
BATHS		A	
HEAT		A	
ELECT		A	
EFF.YR/AGE	1985 / 37		
COND	26	%	GD
FUNC	0		
ECON	0		
DEPR	26	%	GD
RCNLD	\$465,300		