

Key: 7186

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.669

LEGAL

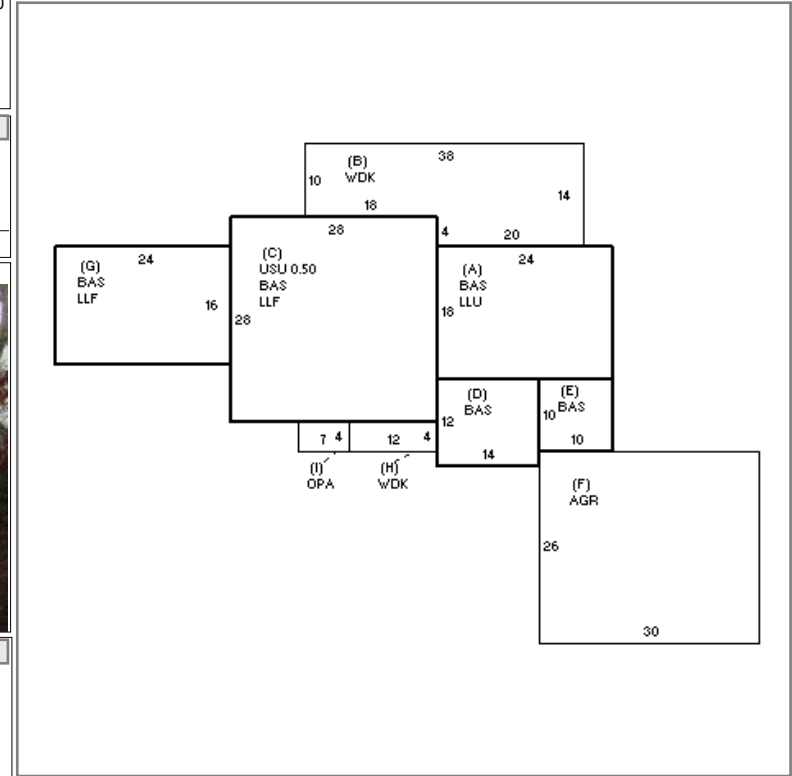
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
128 ARBUTUS TRAIL REALTY TRUST CURTIS WILLIAM S & JOY U TRSTES 13 BARTLETT ST MALDEN, MA 02148				8K-11-G20				128 ARBUTUS TRL				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
128 ARBUTUS TRAIL REALTY				08/17/2020	A	1	33173-157					
CURTIS WILLIAM S & JOY U				04/05/2002	O	610,000	15022-208					
HALL, JEAN RUGGES				08/29/1991	A	1	7166-219					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	MC	1.00	100	586,400	1.00	100	1.00	WV3	1.60	538,480
300	A	0.691	MC	1.00	100	30,720	1.00	100	1.00	WV3	1.60	21,230

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	%
16-656	10/17/2016	77	SOLAR PANELS	41,000	06/25/2018	NF	100	100
16-427	07/06/2016	10	Reroof	3,125	06/25/2018	NF	100	100
	02/27/2007	50	Meas & List			RRC	100	100
	03/16/2003	50	Meas & List			JB	100	100
P2002306	07/05/2002	99	n/a	48,000	02/27/2007		100	100

TOTAL	1.609 Acres	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	N O T E	CN abuts conservation area Ww/CN abuts conservation area GOOD VIEW RIVER			LAND	559,700	466,400
Inf1	100		BUILDING	796,600	724,900			
Inf2	100		OTHER	0	0			
TOTAL						1,356,300	1,191,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								01/16/2020



BUILDING	CD	ADJ	DESC	MEASURE	1/16/2020	TCK	BLDG COMMENTS
MODEL	1		RESIDENTIAL				29 SOLAR PANELS
STYLE	4	1.00	CAPE [100%]	LIST	1/31/2020	NF	LLF=FAM RM, WET BAR, BATH, BDRM, BUNK RM
QUALITY	+	1.20	PLUS AVE [100%]	REVIEW	2/13/2020	EMZ	
FRAME	1	1.00	WOOD FRAME [100%]				

DETACHED

BUILDING

YEAR BLT	1975	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	983,484		
NET AREA	1,868	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UN	432		151.42	65,414	CONDITION ELEM	CD		
\$NLA(RCN)	\$526	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	WDK	N	WOOD DECK	508		70.08	35,600	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	LLF	N	LOWER LEVEL FIN	1,168		197.78	231,001	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	USU	N	UPPER STORY UNF	392		136.93	53,676	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BAS AREA	1,868	1975	268.74	502,014	BATHS	V		
				INT. FINISH	2	DRYWALL	1.00	F	AGR	N	ATTACHED GARAGE	780		90.20	70,357	HEAT	A		
				HEATING/COOL	2	HOT WATER	1.00	I	OPA	N	OPEN PORCH	28		91.33	2,557	ELECT	A		
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		12,451.20	12,451					
								ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772					
																		EFF.YR/AGE	2003 / 19
																		COND	19 19 %
																		FUNC	0
																		ECON	0
																		DEPR	19 % GD 81
																		RCNLD	\$796,600