Key: 7191

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7,674

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
THE JMG NOMINEE TRUST GALLAGHER JOHANNA M TRUSTEE 81 MALDEN ST W BOYLSTON, MA 01583	8K-15-G38	61 ARBUTUS TRL

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
THE JMG NOMINEE TRUST	04/05/1999	A	1	12176-229
GALLAGHER, JOHANNA	08/01/1982	QS	94,500	3537-307

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	%
	02/18/2003	50	Meas & List			JB	100	100
P2002610	12/16/2002	3	Renovations	23,160			100	100
1993288	12/03/1993	99	n/a				100	100
93-437	12/01/1993	2	Additions	56,000			100	100
93-386	10/01/1993	9	Foundation	6,000			100	100

LAND

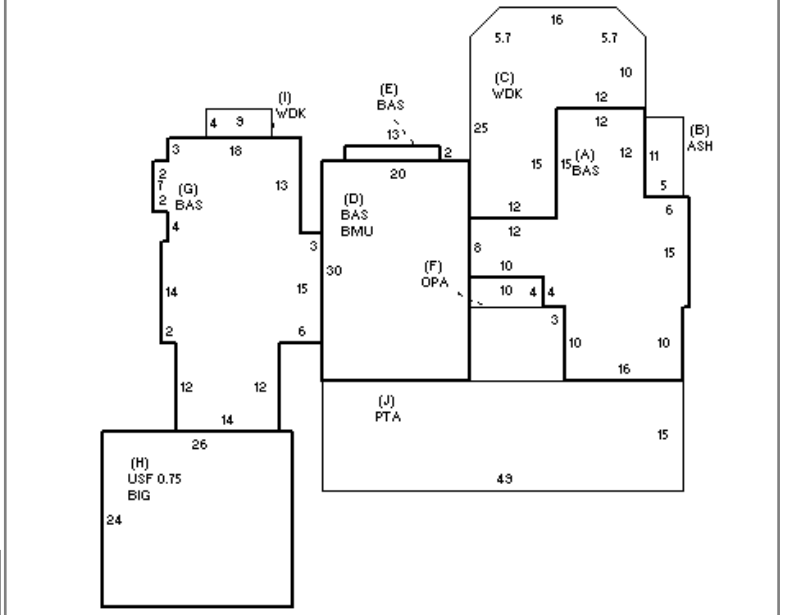
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,500	MC 1.00	100 1.00	100 1.00	366,500	1.45	100 1.00	R03 1.00			310,770

TOTAL	25,500 SF	ZONING	R60	FRNT	0

Nbhd	MID CHATHAM
Infl1	100
Infl2	100

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	310,800	259,000
BUILDING	855,100	778,100
DETACHED	0	0
OTHER	0	0
TOTAL	**1,165,900**	**1,037,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/15/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	0.95	CONTEMPORARY [100%]
QUALITY	G	1.55	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/15/2020	TCK
LIST	1/15/2020	EST
REVIEW	2/6/2020	MR

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	2,517	DETAIL ADJ	0.978
$NLA(RCN)	$453	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	1	1.00
FIXTURES	8	$9,702
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	16	HARDWD/OTHER	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
+	BAS	L	BAS AREA	2,049	1973	357.46	732,436
B	ASH	N	ATT SHED	55		93.93	5,166
+	WDK	N	WOOD DECK	536		90.52	48,518
D	BMU	N	BSMT UNFINISHED	600		129.46	77,674
F	OPA	N	OPEN PORCH	40		117.96	4,718
H	BIG	N	BUILT-IN GARAGE	624		118.67	74,048
H	USF	L	UP-STRY FIN	468	1993	303.32	141,952
J	PTA	N	PATIO/STOOP	735		27.75	20,393
	F11	O	FPL 1S 1OP	2		11,590.15	23,180
	ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289

TOTAL RCN	1,140,077

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

EFF.YR/AGE	1988 / 34	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD		$855,100