

Key: 739

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 825

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |   |            |              | LOCATION      |  |  |  |
|--|--|--|--|------------|---|------------|--------------|---------------|--|--|--|
| NNH NOMINEE TRUST<br>NOWAK CYNTHIA J TRUSTEE<br>PO BOX 691<br>CHATHAM, MA 02633-0691 |  |  |  | 11F-9B-B3  |   |            |              | 73 BALFOUR LN |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T | SALE PRICE | BK-PG (Cert) |               |  |  |  |
| NNH NOMINEE TRUST  |  |  |  | 10/23/1990 | N |            | 1 7332-118   |               |  |  |  |

| 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    | %   |
| 1997124 | 04/03/2007 | 50            | Meas & List |        |       | RRC | 100    | 100 |
| 1984123 | 05/28/1997 | 99            | n/a         |        |       |     | 100    | 100 |
|         | 06/28/1984 | 99            | n/a         |        |       |     | 100    | 100 |

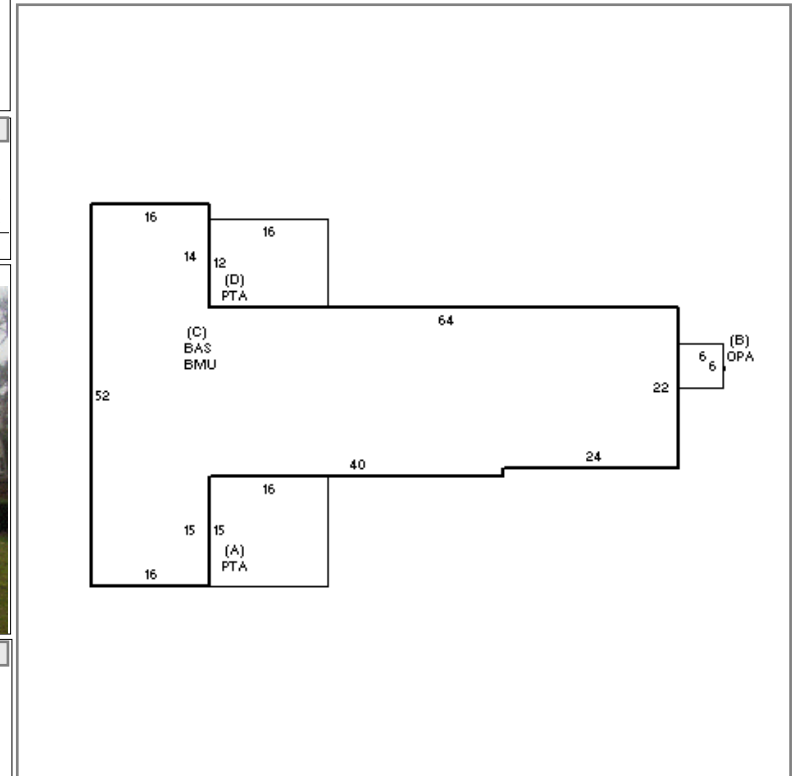
LAND

| CD  | T | AC/SF/UN | Nbhd | Inf1 | Inf2    | ADJ BASE | SAF     | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|---------|----------|---------|------|-----|------|------------|-----------|
| 100 | S | 28,950   | MC   | 1.00 | 75 0.75 | 100 1.00 | 549,750 | 1.30 | 100 | 1.00 | PF5 2.00   | 476,250   |

DETAILED

| TOTAL | 28,950 SF   | ZONING  | R20          | FRNT           | 0              | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|---|--------------|----------------|----------------|----------|---------|----------|
| Nbhd  | MID CHATHAM | N<br>O<br>I<br>L<br>S<br>P<br>I<br>L<br>L<br>R<br>E<br>G<br>I<br>S<br>T<br>E<br>R<br>E<br>D<br>W<br>I<br>T<br>H<br>E<br>P<br>A,<br>E<br>A<br>S<br>E<br>M<br>E<br>N<br>T | LAND         | 476,300        | 396,900        |          |         |          |
| Inf1  | 75          |   | BUILDING     | 329,700        | 300,000        |          |         |          |
| Inf2  | 100         |   | DETACHED     | 2,800          | 2,600          |          |         |          |
|       |             |   | OTHER        | 0              | 0              |          |         |          |
|       |             |   | <b>TOTAL</b> | <b>808,800</b> | <b>699,500</b> |          |         |          |

| TY  | QUAL | COND | DIM/NOTE     | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|----|-------|-----------|-------|
| STR | A    | 1.00 | 30 0.70 44X3 |    | 132   | 30.00     | 2,800 |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 12/16/2021 | NF  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 12/16/2021 | EST |
| STYLE    | 1  | 0.85 | RANCH [100%]      | REVIEW  | 1/24/2022  | EMZ |
| QUALITY  | -  | 0.80 | MINUS AVE [100%]  |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |

BLDG COMMENTS

BLDG

| YEAR BLT   | 1952  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 515,179 |            |            |
|------------|-------|------------|-------|--------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA   | 2,280 | DETAIL ADJ | 0.850 | FOUNDATION   | 4  | FLR & WALL    | 1.00 | + | PTA | N | PATIO/STOOP     | 432   |      | 14.32     | 6,186   | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN) | \$226 | OVERALL    | 1.000 | EXT. COVER   | 1  | WOOD SHINGLE  | 1.00 | B | OPA | N | OPEN PORCH      | 36    |      | 60.89     | 2,192   | EXTERIOR       | A       |            |            |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE         | 1.00 | C | BMU | N | BSMT UNFINISHED | 2,280 |      | 50.39     | 114,890 | INTERIOR       | A       |            |            |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SHIN | 1.00 | C | BAS | L | BAS AREA        | 2,280 | 1952 | 162.75    | 371,070 | KITCHEN        | A       |            |            |
|            |       |            |       | FLOOR COVER  | 3  | W/W CARPET    | 1.00 |   | BMG | O | BSMT GARAGE     | 2     |      | 2,215.60  | 4,431   | BATHS          | A       |            |            |
|            |       |            |       | INT. FINISH  | 2  | DRYWALL       | 1.00 |   | F11 | O | FPL 1S 1OP      | 2     |      | 5,982.00  | 11,964  | HEAT           | A       |            |            |
|            |       |            |       | HEATING/COOL | 2  | HOT WATER     | 1.00 |   | ODS | O | OUT DOOR SHWR-A | 1     |      | 1,181.60  | 1,182   | ELECT          | A       |            |            |
|            |       |            |       | FUEL SOURCE  | 1  | OIL           | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       |              |    |               |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 1968 / 54  |
|            |       |            |       |              |    |               |      |   |     |   |                 |       |      |           |         |                |         | COND       | 36 36 %    |
|            |       |            |       |              |    |               |      |   |     |   |                 |       |      |           |         |                |         | FUNC       | 0          |
|            |       |            |       |              |    |               |      |   |     |   |                 |       |      |           |         |                |         | ECON       | 0          |
|            |       |            |       |              |    |               |      |   |     |   |                 |       |      |           |         |                |         | DEPR       | 36 % GD 64 |
|            |       |            |       |              |    |               |      |   |     |   |                 |       |      |           |         |                |         | RCNLD      | \$329,700  |