Key: 7427

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7,921

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROSS FAMILY TRUST ROSS PETER J & KAREN J TRSTES 63 NEPONSET AVE FOXBORO, MA 02035	9D-38-10	36 BARN HILL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ROSS FAMILY TRUST	10/28/2019	A	100	32415-336
ROSS PETER J & KAREN J	02/25/2011	S	260,000	25282-17
FEDERAL NATIONAL MORTGAGE	05/24/2010	L	331,265	24572-88

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

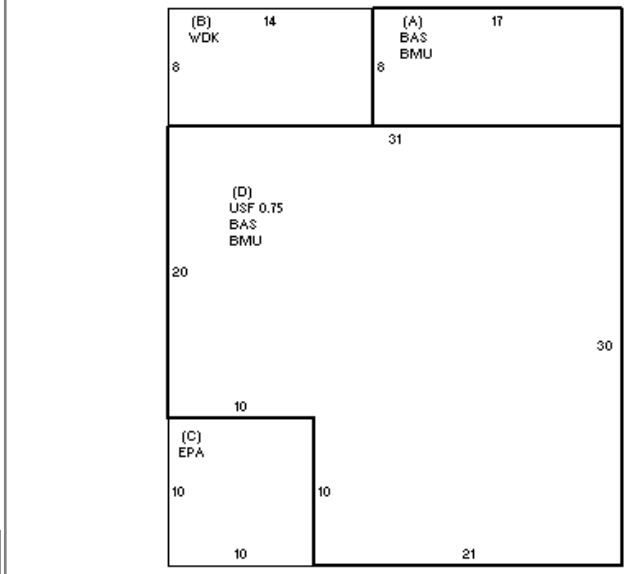
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13-127	03/14/2013	3	Renovations	2,000	04/16/2014	MR	100	100
12-485	10/19/2012	10	Reroof	5,000	06/28/2013	SF	100	100
	02/10/2010	50	Meas & List			RRC	100	100
	02/10/2003	50	Meas & List			JB	100	100
P2002052	03/08/2002	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,830	WC 1.00	100 1.00	100 1.00	366,500	1.96	100 1.00	R03 1.00			293,490

TOTAL	17,830 SF	ZONING	R20	FRNT	0
Nbhd	WEST CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	293,500	244,600
BUILDING	205,600	196,000
DETACHED	0	0
OTHER	0	0
TOTAL	**499,100**	**440,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/16/2014

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL			
STYLE	7	1.00	OLD STYLE [100%]	LIST		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	5/12/2014	MR

YEAR BLT	1934	SIZE ADJ	1.000
NET AREA	1,589	DETAIL ADJ	1.000
$NLA(RCN)	$308	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	0	1.00
BEDROOMS	3	1.00
FULL BATHS	1	1.00
1/2 BATHS	0	1.00
FIXTURES	3	$2,400
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	23	SOFTWD/CARPET	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	966		72.94	70,461
A	BAS	L	BAS AREA	136	1990	255.73	34,779
B	WDK	N	WOOD DECK	112		58.40	6,541
C	EPA	N	ENCL PORCH	100		133.70	13,370
D	BAS	L	BAS AREA	830	1934	255.73	212,257
D	USF	L	UP-STRY FIN	623	1934	217.00	135,189
	BMG	O	BSMT GARAGE	1		2,770.00	2,770
	F21	O	FPL 2S 1OP	1		10,376.00	10,376
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	489,620
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1955 / 67		
COND	58	58 %	
FUNC	0		
ECON	0		
DEPR	58	% GD	42
RCNLD			$205,600