

Key: 7486

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.994

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
JACKSON BENSON REALTY TRUST ET AL BENSON DONALD P & PATRICIA A TRSTES 5 JACKSON DR HOLLISTON, MA 01746-2292				9F-6A-T4				4 INDIAN HILL RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				JACKSON BENSON REALTY TRU				11/05/2018	A	1	31644-97	
BENSON BARRY I & LYNN M				08/06/1986	A	1	5233-59					
BENSON BARRY I & DONALD P				09/25/1980	QS	21,000	3159-337					

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	%
1980127	02/10/2010	50	Meas & List			RRC	100	100
	11/04/1980	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	22,376	MC	1.00	100	1.00	100	1.00	R03	1.00		304,200

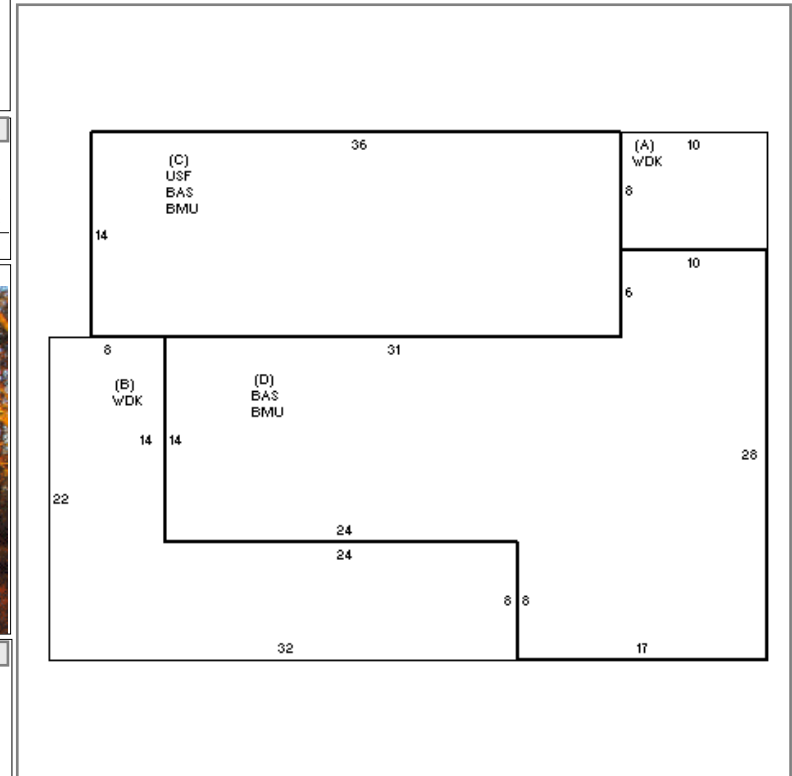
TOTAL	22,376 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE			LAND	304,200	253,500	
Inf1	100		BUILDING	383,600	353,900			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
					TOTAL	687,800	607,400	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	12/18/2019
BLDG COMMENTS	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/18/2019	NF
MODEL	1		RESIDENTIAL	LIST	12/18/2019	EST
STYLE	8	0.95	CONTEMPORARY [100%]	REVIEW	1/17/2020	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	532,737		
NET AREA	1,778	DETAIL ADJ	0.950	FOUNDATION	4	FLR & WALL	1.00	+	WDK	N	WOOD DECK	448		58.40	26,163	CONDITION ELEM	CD		
\$NLA(RCN)	\$300	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	1,274		68.76	87,606	EXTERIOR	A		
				ROOF SHAPE	4	FLAT/SHED	1.00	+	BAS	L	BAS AREA	1,274	1980	237.43	302,491	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	USF	L	UP-STRY FIN	504	1980	201.47	101,541	KITCHEN	A		
				FLOOR COVER	3	W/W CARPET	1.00		F21	O	FPL 2S 1OP	1		10,376.00	10,376	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00									HEAT	A		
				HEATING/COOL	5	ELECTRIC BB	1.00									ELECT	A		
				FUEL SOURCE	3	ELECTRIC	1.00												
																		EFF.YR/AGE	1977 / 45
																		COND	28 28 %
																		FUNC	0
																		ECON	0
																		DEPR	28 % GD 72
																		RCNLD	\$383,600