

Key: 7571

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 8.082

LEGAL

LAND

DETACHED

BUILDING

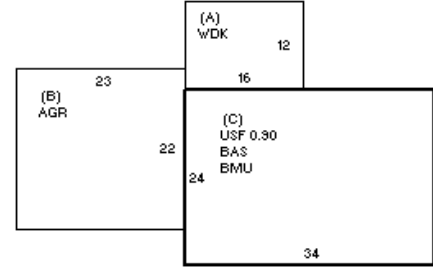
CURRENT OWNER				PARCEL ID				LOCATION			
NAGHSHRIZABADIAN PEGAH & DINAND JOHN 52 SYBIL DR CHATHAM, MA 02633				9J-1A-LP12				52 SYBIL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NAGHSHRIZABADIAN PEGAH & 52 SYBIL DR RE TRUST				08/25/2022	QS	680,000	35328-132				
LESLIE PHYLLIS R				05/18/2005	A	1	19833-295				
				07/08/1981	QS	72,000	3320-130				

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	%
11-501	10/31/2022	98	SALES QUESTI				100	100
	12/08/2011	10	Reroof	5,800	04/24/2012	MR	100	100
	02/11/2010	50	Meas & List			RRC	100	100
1978006	01/23/1978	99	n/a				100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,200	MC	1.00	100	1.00	100	1.00	R02	1.00		301,570

TOTAL	21,200 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE			LAND	301,600	251,300	
Inf1	100		BUILDING	368,400	335,300			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
TOTAL						670,000	586,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	12/5/2019	NF
MODEL	1		RESIDENTIAL	LIST	12/5/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	1/14/2020	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,550	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	WDK	N	WOOD DECK	192		58.40	11,213
\$NLA(RCN)	\$321	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	AGR	N	ATTACHED GARAGE	506		78.21	39,576
				ROOF SHAPE	3	GAMBREL	1.00	C	BMU	N	BSMT UNFINISHED	816		76.14	62,132
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	BAS	L	BAS AREA	816	1978	256.99	209,705
				FLOOR COVER	31	CARPET/HARDWD	1.00	C	USF	L	UP-STRY FIN	734	1978	218.07	160,060
				INT. FINISH	2	DRYWALL	1.00	C	F21	O	FPL 2S 1OP	1		10,376.00	10,376
				HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	497,862
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE 1984 / 38	
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$368,400