

Key: 7578

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 8.091

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |  | LOCATION     |  |  |  |
|--|--|--|--|------------|----|------------|--|--------------|--|--|--|
| GALLITANO PETER M & KRISTAN J<br>107 GOULDING ST<br>SHERBORN, MA 01770 |  |  |  | 9J-23-K16  |    |            |  | 11 OVAL RD   |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE |  | BK-PG (Cert) |  |  |  |
| GALLITANO PETER M & KRIST  |  |  |  | 12/11/2007 | QS | 370,000    |  | 22527-265    |  |  |  |
| RAYE WILLIAM H III   |  |  |  | 06/10/1998 | QS | 130,500    |  | 11492-67     |  |  |  |
| WERNER SOPHIE  |  |  |  | 02/01/1981 | QS | 64,500     |  | 3241-99      |  |  |  |

| 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    | %   |
| 21-443  | 05/05/2021 | 10            | Reroof      | 8,635  | 03/24/2022 | TCK | 100    | 100 |
| 1998108 | 02/11/2010 | 50            | Meas & List |        |            | RRC | 100    | 100 |
|         | 05/29/1998 | 99            | n/a         |        |            |     | 100    | 100 |

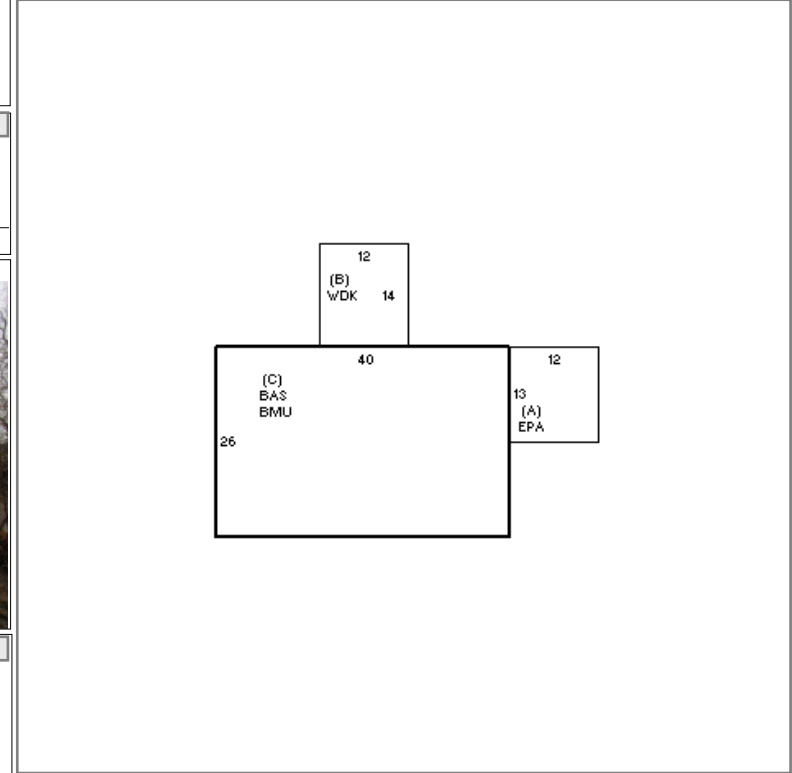
| CD  | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 21,800   | MC   | 1.00 | 100  | 1.00     | 100 | 1.00 | R02 | 1.00 |            | 302,930   |

| TOTAL | 21,800 SF   |       | ZONING  | R60      | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|-------|---------|----------|---------|---------|----------|---------|----------|
| Nbhd  | MID CHATHAM |       | NOTE    |          |         | LAND    | 302,900  | 252,400 |          |
| Inf1  | 100         |       |         | BUILDING | 253,600 | 234,100 |          |         |          |
| Inf2  | 100         |       |         | DETACHED | 700     | 700     |          |         |          |
|       |             | OTHER |         | 0        | 0       |         |          |         |          |
|       |             | TOTAL | 557,200 | 487,200  |         |         |          |         |          |

| TY  | QUAL | COND | DIM/NOTE    | YB | UNITS | ADJ PRICE | RCNLD | PHOTO      |
|-----|------|------|-------------|----|-------|-----------|-------|------------|
| SHF | A    | 1.00 | 30 0.70 8X8 |    | 64    | 16.25     | 700   | 03/24/2022 |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 11/27/2019 | NF  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 11/27/2019 | EST |
| STYLE    | 1  | 0.85 | RANCH [100%]      | REVIEW  | 4/4/2022   | EMZ |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |



| YEAR BLT   | 1972  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION    | ADJ  | S   | BAT | T               | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 367,549 |       |   |
|------------|-------|------------|-------|--------------|----|----------------|------|-----|-----|-----------------|-----------------|-------|------|-----------|---------|----------------|---------|-------|---|
| NET AREA   | 1,040 | DETAIL ADJ | 0.850 | FOUNDATION   | 4  | FLR & WALL     | 1.00 | A   | EPA | N               | ENCL PORCH      | 156   |      | 133.70    | 20,857  | CONDITION ELEM | CD      |       |   |
| \$NLA(RCN) | \$353 | OVERALL    | 1.000 | EXT. COVER   | 1  | WOOD SHINGLE   | 1.00 | B   | WDK | N               | WOOD DECK       | 168   |      | 58.40     | 9,811   | EXTERIOR       | A       |       |   |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE          | 1.00 | C   | BMU | N               | BSMT UNFINISHED | 1,040 |      | 71.76     | 74,628  | INTERIOR       | A       |       |   |
|            |       |            |       | ROOF COVER   | 1  | ASP/CMP SHIN   | 1.00 | C   | BAS | L               | BAS AREA        | 1,040 | 1972 | 241.60    | 251,259 | KITCHEN        | A       |       |   |
|            |       |            |       | FLOOR COVER  | 14 | HARDWD/ASPH TL | 1.00 | F11 | O   | FPL 1S 1OP      | 1               |       |      | 7,477.00  | 7,477   | BATHS          | A       |       |   |
|            |       |            |       | INT. FINISH  | 2  | DRYWALL        | 1.00 | ODS | O   | OUT DOOR SHWR-A | 1               |       |      | 1,477.00  | 1,477   | HEAT           | A       |       |   |
|            |       |            |       | HEATING/COOL | 1  | FORCED AIR     | 1.00 |     |     |                 |                 |       |      |           |         |                |         |       |   |
|            |       |            |       | FUEL SOURCE  | 1  | OIL            | 1.00 |     |     |                 |                 |       |      |           |         |                |         |       |   |
|            |       |            |       |              |    |                |      |     |     |                 |                 |       |      |           |         |                |         | ELECT | A |

| CAPACITY   |   | UNITS   | ADJ |
|------------|---|---------|-----|
| STORIES    | 1 | 1.00    |     |
| ROOMS      | 6 | 1.00    |     |
| BEDROOMS   | 3 | 1.00    |     |
| FULL BATHS | 1 | 1.00    |     |
| 1/2 BATHS  | 0 | 1.00    |     |
| FIXTURES   | 3 | \$2,040 |     |
| UNITS      | 1 | 1.00    |     |

| EFF.YR/AGE | 1972 / 50 |         |
|------------|-----------|---------|
| COND       | 31        | 31 %    |
| FUNC       | 0         |         |
| ECON       | 0         |         |
| DEPR       | 31        | % GD 69 |
| RCNLD      | \$253,600 |         |