

Key: 7580

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 8.093

LEGAL

LAND

DETACHED


BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HOYT ROBERT A 25 OXBOW RD CONCORD, MA 01742				9J-25-K18				45 OVAL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOYT ROBERT A				11/12/2009	A	1	24157-105				
HOYT ROBERT A & MARY E				07/26/2002	QS	375,000	15407-276				
SPARKY REALTY TRUST				04/29/1993	N	1	8545-345				

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	%
06-093	02/10/2007	50	Meas & List			AM	100	100
05-466	04/11/2006	50	Meas & List			RRC	100	100
05-306	02/08/2006	2	Additions	1,000	02/10/2007		100	100
	09/30/2005	2	Additions	7,000	04/11/2006		100	100
	07/15/2005	2	Additions	400,000	04/11/2006		100	100

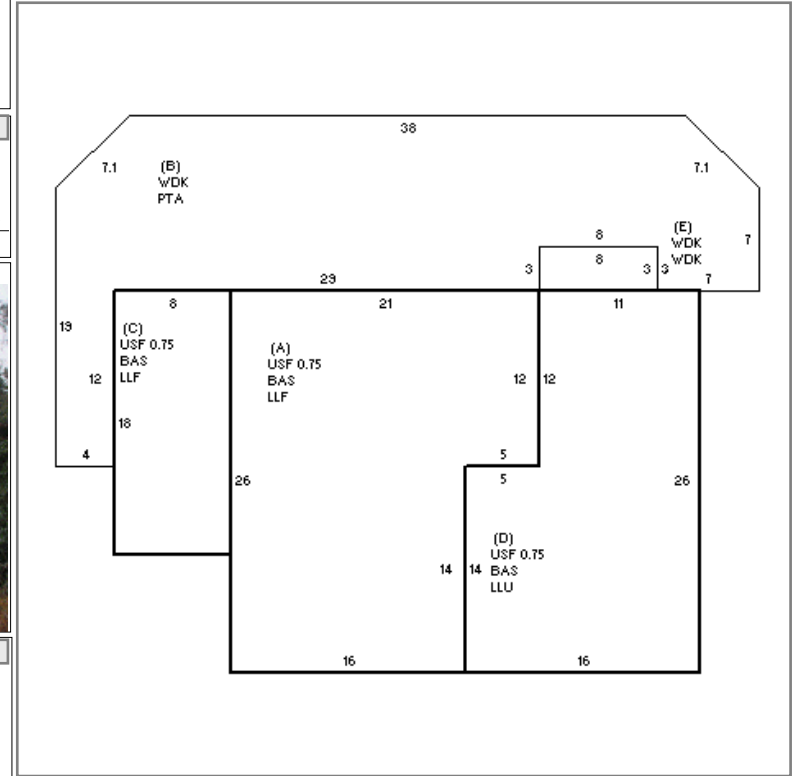
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,980	MC	1.00	100	1.00	100	1.00	PV1	1.20		391,860

TOTAL	33,980 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Nbhd	MID CHATHAM	Abuts Common Pond Front Beach/Abuts Common Pond Front Beach				LAND	391,900	435,400	
Inf1	100	N O T E					BUILDING	489,600	440,200
Inf2	100		DETACHED	39,200	37,300	OTHER	0	0	
						TOTAL	920,700	912,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/27/2019
GUL	G	1.20	20 0.80 24X34	2005	816	60.00	39,200		

BUILDING	CD	ADJ	DESC	MEASURE	11/27/2019	NF
MODEL	1		RESIDENTIAL	LIST	11/27/2019	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	12/12/2019	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	TOTAL RCN	612,008				
NET AREA	1,708	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	A	LLF	N	LOWER LEVEL FIN	476		177.21	84,353	CONDITION ELEM CD					
\$NLA(RCN)	\$358	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	976	1978	240.80	235,024	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	732	1978	204.33	149,569	INTERIOR	A				
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	PTA	N	PATIO/STOOP	575		17.90	10,293	KITCHEN	G				
				FLOOR COVER	3	W/W CARPET	1.00	C	LLF	N	LOWER LEVEL FIN	144		177.22	25,519	BATHS	G				
				INT. FINISH	2	DRYWALL	1.00	D	LLU	N	LOWER LEVEL UN	356		135.68	48,302	HEAT	A				
				HEATING/COOL	9	WARM/COOL AIR	1.03	+	WDK	N	WOOD DECK	623		58.40	36,383	ELECT	U				
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		10,376.00	10,376							
												GEN	O	GENERATOR	1		0.00				
												ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477			



CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
FULL BATHS	4	1.00
1/2 BATHS	0	1.00
FIXTURES	13	\$10,712
UNITS	1	1.00

EFF. YR/AGE	2002 / 20	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD	\$489,600	