Key: 767

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 853

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SUSAN M CLIFFORD REVOCABLE LIVING TRUST CLIFFORD SUSAN M TRUSTEE 128 WILFRED RD CHATHAM, MA 02633	11G-28-G35	128 WILFRED RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SUSAN M CLIFFORD REVOCABL	08/21/2007	A	1	22281-342
ABELSON DONALD B & SUSAN	02/04/1997	QS	240,000	10598-81

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1040	100	TWO FAMILY		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-651	10/26/2015	10	Reroof	10,000	12/10/2021	NF	100	100
95-160	04/01/1995	14	DECK	2,000			100	100
1993094	05/25/1993	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	31,200	MC 1.00	100 1.00	100 1.00	586,400	1.23	100 1.00	PF4 1.60			514,640

TOTAL	31,200 SF	ZONING	R20	FRNT	0

Nbhd	MID CHATHAM
Infl1	100
Infl2	100

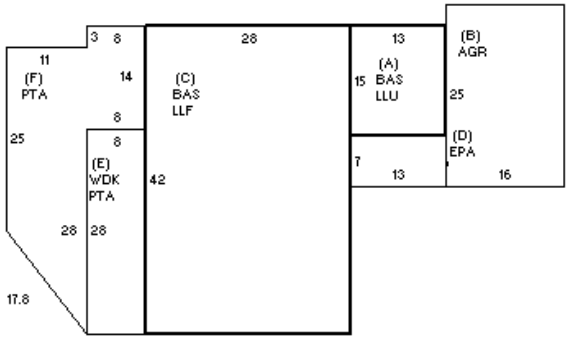
NOTE: PONDFRONT. Access to Recreation Area PL105/75

ASSESSED	CURRENT	PREVIOUS
LAND	514,600	428,800
BUILDING	477,500	434,600
DETACHED	1,000	900
OTHER	0	0
TOTAL	**993,100**	**864,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	12X8	1981	96	14.26	1,000

PHOTO 12/10/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	+	1.20	PLUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/10/2021	NF
LIST	12/10/2021	EST
REVIEW	1/20/2022	EMZ

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,371	DETAIL ADJ	0.850
$NLA(RCN)	$484	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	3	1.00
1/2 BATHS	0	1.00
FIXTURES	9	$7,344
UNITS	2	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	14	HARDWD/ASPH TL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UN	195		133.93	26,116
+	BAS	L	BAS AREA	1,371	1960	237.69	325,878
B	AGR	N	ATTACHED GARAGE	400		96.57	38,628
C	LLF	N	LOWER LEVEL FIN	1,176		174.92	205,711
D	EPA	N	ENCL PORCH	91		160.44	14,600
+	PTA	N	PATIO/STOOP	688		21.48	14,778
E	WDK	N	WOOD DECK	224		70.08	15,698
	F12	O	FPL 1S 2OP	1		12,451.20	12,451
	KIT	O	EXTRA KITCHEN	1		1,956.00	1,956

TOTAL RCN 663,161

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE 1977 / 45

COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72

RCNLD $477,500