

Key: 8270

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 8.643

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
BORKOSKI LESLIE NOW BORKOSKI FAMILY REALTY TRUST 32 JOHN GILPIN LN CHATHAM, MA 02633				10E-52G-J7				32 JOHN GILPIN LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BORKOSKI FAMILY REALTY TR				01/19/2023	A	1	35601-12					
BORKOSKI LESLIE				12/16/2013	QS	1,875,000	27887-62					
GRS INVESTMENTS LLC				01/24/2012	B	430,000	26024-237					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,891	MC	1.00	1.00	1,172,800	1.24	1.00	1.00	PF6	3.20	1,027,490

LAND

TOTAL	30,891 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	N O T E	EASEMENT			LAND	1,027,500	856,200
Inf1	100		LAND BUILDING	2,624,300	2,358,700			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
TOTAL						3,651,800	3,214,900	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
LLF=FR/MEDIA RM/BATH& BARW/SINK, REC RM
PULL DOWN STAIRS TO ATTIC

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/22/2022	APK
MODEL	1		RESIDENTIAL	LIST	11/22/2022	APK
STYLE	4	1.00	CAPE [100%]	REVIEW	11/22/2022	APK
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	2012	SIZE ADJ	1.000
NET AREA	3,847	DETAIL ADJ	1.030
\$NLA(RCN)	\$775	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.75	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
FULL BATHS	4	1.00	
1/2 BATHS	2	1.00	
FIXTURES	21	\$40,664	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UN	375		294.77	110,537
+	BAS	L	BAS AREA	2,122	2012	523.16	1,110,135
+	USF	L	UP-STRY FIN	1,725	2012	443.91	765,752
+	OPA	N	OPEN PORCH	56		178.85	10,016
C	BIG	N	BUILT-IN GARAGE	576		181.35	104,455
+	LLF	N	LOWER LEVEL FIN	1,597		385.00	614,849
F	WDK	N	WOOD DECK	986		137.24	135,318
H	LLF	N	LOWER LEVEL FIN	150		385.01	57,751
GFP	O		GAS LOG/FP/E FP	2		14,620.55	29,241
ODS	O		OUT DOOR SHWR-A	1		3,471.00	3,471

TOTAL RCN	2,982,190
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	O
ELECT	A
EFF.YR/AGE	2010 / 12
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$2,624,300

* -- Previous value excludes abatement.

