Key: 983

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.078

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PHELPS JOHN M & COLLEEN H 8 DEER PATH NATICK, MA 01760-5886	11K-27-HC122	40 MIDDLE ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PHELPS JOHN M & COLLEEN H	05/31/2018	QS	2,124,000	(216325)
BIGLIAZZI LINDY & AUDREY	04/28/2016	O	575,000	(209354)
DIGNAM B STEPHEN ET AL	01/18/2013	A	1	(199473)

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	%
17-069	02/02/2017	3	Renovations	20,000	07/23/2018	WFF	100	100
16-636	10/14/2016	1	New Construc	550,000	07/23/2018	WFF	100	100
16-635	10/14/2016	5	Demolitions	5,000	05/17/2017	NF	100	100
	07/14/2016	98	SALES QUESTI				0	0
	04/02/2007	50	Meas & List			RRC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,602	NC 1.00	100 1.00	100 1.00	733,000	1.81	100 1.00	R10 2.00			595,710

TOTAL	19,602 SF	ZONING	R40	FRNT	105

Nbhd	NORTH CHATHAM
Infl1	100
Infl2	100

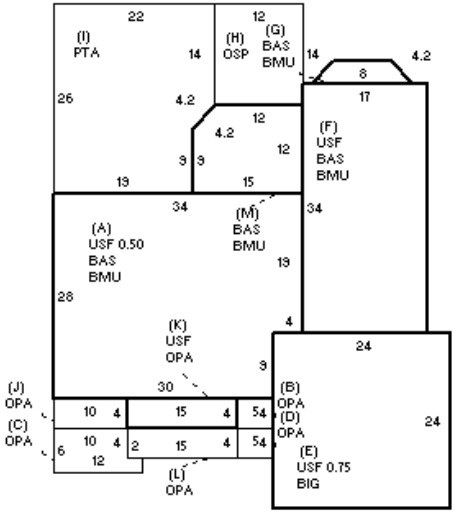
NOTE: DEEDED RIGHTS TO CROWS POND BEACH LOT 8. PLAN20275-K. ALSO RIGHTS OVER LOT 21 TO WATER ACCESS.

ASSESSED	CURRENT	PREVIOUS
LAND	595,700	620,500
BUILDING	2,050,300	1,765,700
DETACHED	0	0
OTHER	0	0
TOTAL	**2,646,000**	**2,386,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/23/2018



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	V	2.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/17/2017	NF
LIST	7/24/2018	WFF
REVIEW	7/31/2018	TD

YEAR BLT	2016	SIZE ADJ	1.000
NET AREA	3,231	DETAIL ADJ	1.030
$NLA(RCN)	$675	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
FULL BATHS	3	1.00
1/2 BATHS	1	1.00
FIXTURES	14	$27,110
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
+	BMU	N	BSMT UNFINISHED	1,703		153.91	262,110
+	BAS	L	BAS AREA	1,703	2016	552.46	940,834
+	USF	L	UP-STRY FIN	1,528	2016	468.78	716,294
+	OPA	N	OPEN PORCH	264		178.83	47,212
E	BIG	N	BUILT-IN GARAGE	576		181.35	104,455
H	OSP	N	OPEN SCR PORCH	168		185.17	31,109
I	PTA	N	PATIO/STOOP	541		42.07	22,757
	GFP	O	GAS LOG/FP/E FP	2		14,620.55	29,241

TOTAL RCN 2,181,122

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

EFF.YR/AGE 2016 / 6

COND	6	6 %	
FUNC	0		
ECON	0		
DEPR	6	% GD	94

RCNLD $2,050,300