

Key: 1042

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.147

LEGAL

LAND

DETACHED

BUILDING

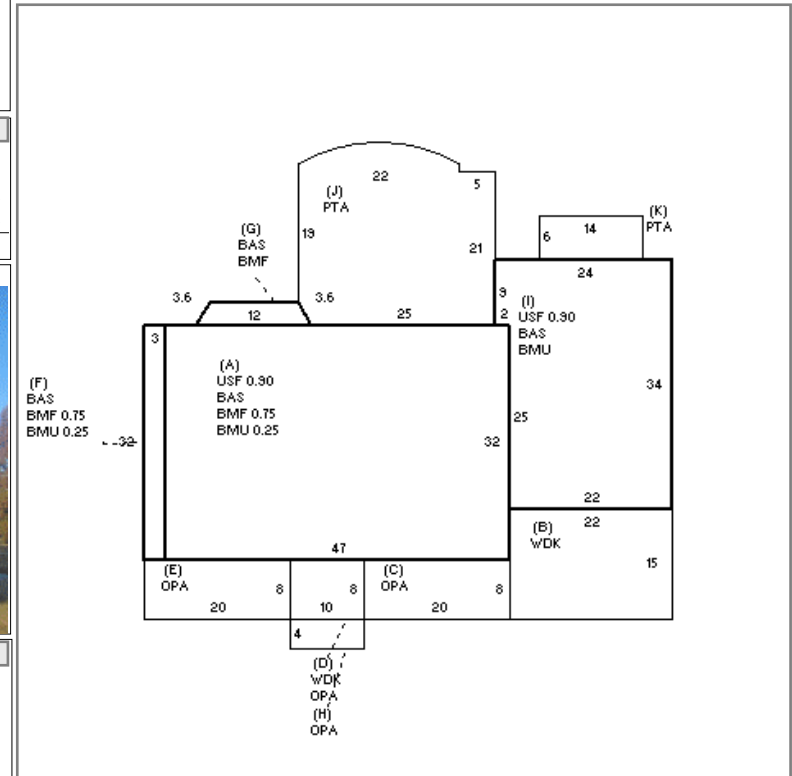
CURRENT OWNER				PARCEL ID				LOCATION			
THE HALL FAMILY REALTY TRUST HALL DAVID S & MEREDITH M TRSTES 41 RUSSELL ST MILTON, MA 02186				12A-4A-C7				5 WINDY HILL WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
THE HALL FAMILY REALTY TR				10/07/2020	QS	3,700,000	(223994)				
WINDY HILL WAY REALTY TRU				08/29/2007	QS	960,000	(183979)				
EASTWARD HOMES BUSINESS T				12/26/2006	L	820,000	(181948)				

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	%
22-356	06/02/2022	3	Renovations	300,000	02/08/2023	NF	100	100
22-234	03/15/2022	6	Pools etc	114,279	02/08/2023	NF	100	100
	11/19/2020	98	SALES QUESTI				100	100
	03/03/2008	50	Meas & List			RRC	100	100
07-032	01/24/2007	1	New Construc	700,000	03/03/2008		100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,712	CH	1.00	100	1,466,000	1.31	100	1.00	R11	4.00	1,268,260

TOTAL	28,712 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE LCPlan 10846D (pending) combines lot 7 a	LAND	1,268,300	1,056,800			
Inf1	100		BUILDING	4,663,800	3,939,900			
Inf2	100		DETACHED	28,300	0			
			OTHER	0	0			
			TOTAL	5,960,400	4,996,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	10 0.90	2022	660	39.06	23,200
PTD	A	1.00	10 0.90	2022	504	11.30	5,100



BLDG COMMENTS
BMF=FAM RM/EX RM/HALF BATH (PER PLANS 5/11/2023)

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	
STYLE	19	1.30	NEW STYLE [100%]	LIST
QUALITY	E	3.50	EXCELLENT [100%]	REVIEW
FRAME	1	1.00	WOOD FRAME [100%]	3/10/2023 EMZ

YEAR BLT	2007	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	5,486,828	
NET AREA	4,451	DETAIL ADJ	1.352	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,166		245.06	285,744	CONDITION ELEM	CD	
\$NLA(RCN)	\$1,233	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	2,408	2007	1,045.43	2,517,389	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UP-STRY FIN	2,043	2007	887.08	1,812,304	INTERIOR	A
STORIES	1.9	1.00	ROOF COVER	2	WOOD SHIN	1.01	+	WDK	N	WOOD DECK	410		204.40	83,804	KITCHEN	A		
ROOMS	14	1.00	FLOOR COVER	16	HARDWD/OTHER	1.00	+	OPA	N	OPEN PORCH	440		266.35	117,194	BATHS	A		
BEDROOMS	4	1.00	INT. FINISH	1	PLASTER	1.00	+	BMF	N	BSMT FINISH-SEP	1,242		380.10	472,084	HEAT	A		
FULL BATHS	4	1.00	HEATING/COOL	9	WARM/COOL AIR	1.03	+	PTA	N	PATIO/STOOP	715		62.65	44,797	ELECT	A		
1/2 BATHS	2	1.00	FUEL SOURCE	2	GAS	1.00		BMG	O	BSMT GARAGE	3		9,693.83	29,082				
FIXTURES	20	\$75,712						GFP	O	GAS LOG/FP/E FP	2		21,775.25	43,551				
UNITS	1	1.00						ODS	O	OUT DOOR SHWR-A	1		5,169.50	5,170				
																EFF.YR/AGE	2007 / 15	
																COND	15 15 %	
																FUNC	0 UC	
																ECON	0	
																DEPR	15 % GD 85	
																RCNLD	\$4,663,800	