

Key: 1045

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.150

LEG
AL
LAND

CURRENT OWNER		PARCEL ID		LOCATION			
JOANNE V MOSS REVOCABLE TRUST & MOSS JOANNE V & ROBERT E TRSTEEES 53 SEARS RD SOUTHBOROUGH, MA 01772		12A-5-9		154 CHAMPLAIN RD			
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		JOANNE V MOSS REVOCABLE T		03/09/2020	O	2,400,000	32744-145
		MAHONEY ROBERT M		04/29/2013	A	1	27328-249
		ROBERT M MAHONEY 2012 IRR		01/23/2013	A	1	27065-152


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 %
21-395	07/06/2020	13	SH.MTL/FHAIR	18,000	11/13/2020	APK	100 100
	07/06/2020	98	SALES QUESTI				0 0
21-334	05/28/2020	1	New Construc	770,000	11/13/2020	APK	100 100
	03/12/2020	5	Demolitions		03/12/2020	APK	100 100
20-194	03/09/2020	9	Foundation	38,000	11/13/2020	APK	100 100

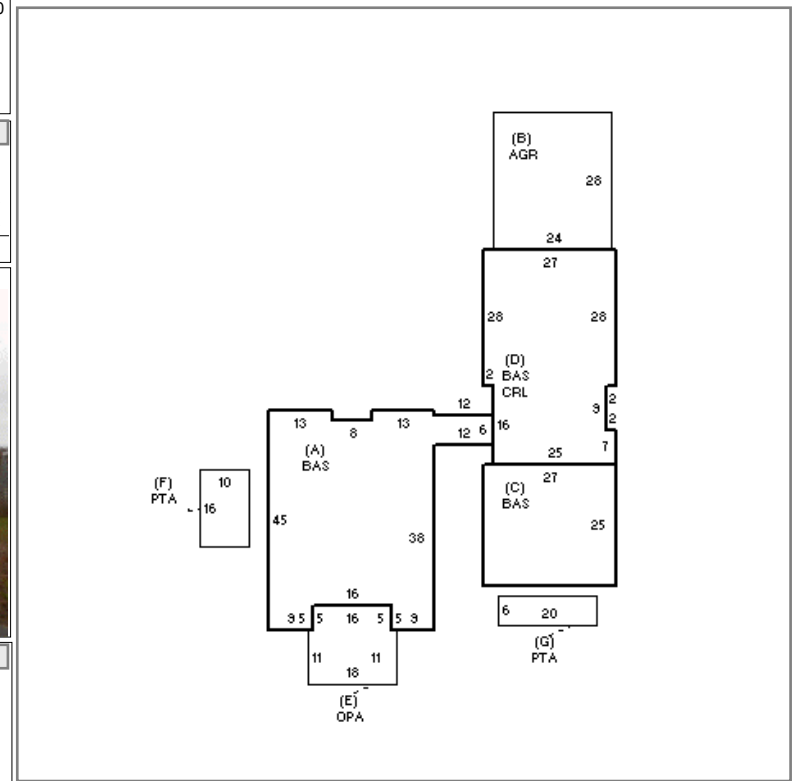
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,117	CH 1.00	90	0.90	100	1.00	CF5	11.00			2,960,880
300	A	0.367	CH 1.00	90	0.90	100	1.00	CF5	11.00			69,760

TOTAL	36,117 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	N O T E	INF1=ROAD/HEIGHT			LAND	3,030,600	2,525,400
Inf1	90		BUILDING	1,218,400	1,109,300			
Inf2	100		OTHER	0	0			
						TOTAL	4,249,000	3,634,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/04/2012
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/16/2020	APK
MODEL	1		RESIDENTIAL	LIST	11/13/2020	APK
STYLE	1	0.85	RANCH [100%]	REVIEW	11/16/2020	APK
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2020	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,218,388
NET AREA	3,319	DETAIL ADJ	0.884	FOUNDATION	6	CRAWL	1.00	+	BAS	L	BAS AREA	3,319	2020	311.70	1,034,529		
\$NLA(RCN)	\$367	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	AGR	N	ATTACHED GARAGE	672		117.86	79,202		
				ROOF SHAPE	1	GABLE	1.00	D	CRL	N	CRAWL SPACE	1,138		32.44	36,915		
				ROOF COVER	2	WOOD SHIN	1.01	E	OPA	N	OPEN PORCH	278		117.96	32,792		
				FLOOR COVER	1	HARDWOOD	1.00	+	PTA	N	PATIO/STOOP	280		27.75	7,769		
				INT. FINISH	1	PLASTER	1.00	GFP	O		GAS LOG/FP/E FP	1		9,644.10	9,644		
				HEATING/COOL	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100

RCNLD	\$1,218,400
-------	-------------