

Key: 1059

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.167

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|---|------------|--------------|----------------|--|--|--|
| SUNGUR EVREN & CHANG JASMINE 226 COMMONWEALTH AVE #4 BOSTON, MA 02116 | | | | 12B-16-D5 | | | | 28 MONOMOY CIR | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| SUNGUR EVREN & CHANG JASM | | | | 12/15/2020 | O | 889,000 | 33578-124 | | | | |
| GOFF REALTY TRUST | | | | 09/27/2016 | A | 1 | 29962-283 | | | | |
| GOFF REALTY TRUST | | | | 03/31/2015 | A | 1 | 28770-142 | | | | |

| 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 | % |
| 23-636 | 08/03/2023 | 97 | WEATHERIZATI | 5,411 | | | 100 | 100 |
| 22-022 | 04/20/2022 | 6 | Pools etc | 130,000 | 02/08/2023 | NF | 100 | 100 |
| 21-817 | 09/13/2021 | 10 | Reroof | 25,000 | 03/26/2022 | NF | 100 | 100 |
| 21-820 | 09/09/2021 | 3 | Renovations | 25,000 | 03/26/2022 | NF | 100 | 100 |
| E21-54 | 01/22/2021 | 99 | n/a | | | | 100 | 100 |

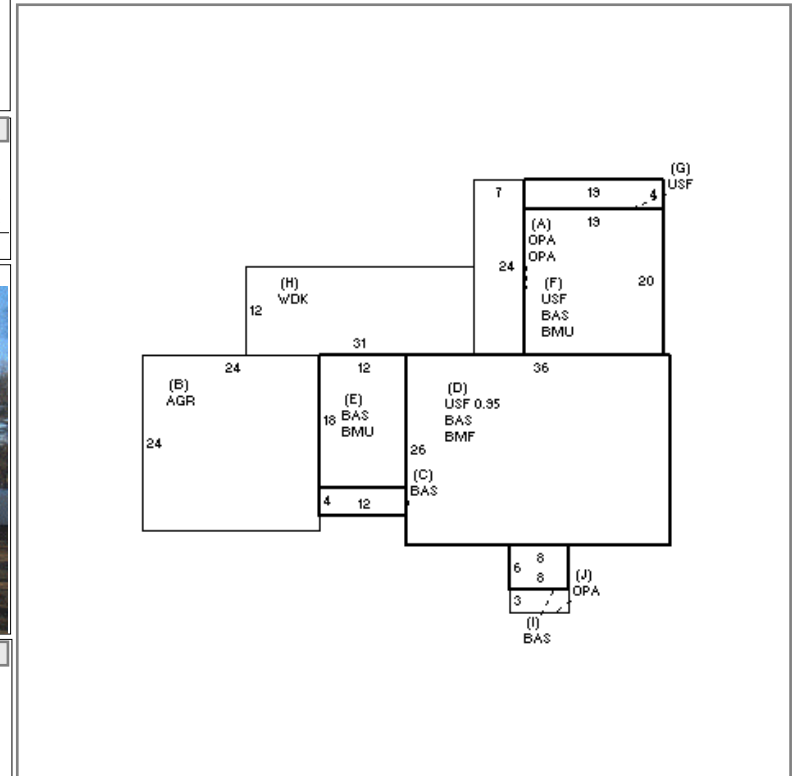
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|-----------|------|------|------|-----|------------|-----------|
| 100 | S | 20,286 | CH | 1.00 | 100 | 1,007,875 | 1.75 | 100 | 1.00 | R09 | 2.75 | 823,560 |

| TOTAL | 20,286 SF | ZONING | R40 | FRNT | 125 | ASSESSED | CURRENT | PREVIOUS |
|-------|-----------|--------|--------------|------------------|------------------|----------|---------|----------|
| Nbhd | CHATHAM | NOTE | LAND | 823,600 | 623,900 | | | |
| Inf1 | 100 | | BUILDING | 1,000,500 | 622,900 | | | |
| Inf2 | 100 | | DETACHED | 38,200 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 1,862,300 | 1,246,800 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|--------|
| IPG | V | 1.50 | 10 0.90 37X20 | 2022 | 740 | 57.35 | 38,200 |



| BLDG COMMENTS |
|---------------|
| |



| BUILDING | CD | ADJ | DESC | MEASURE | 3/26/2022 | NF |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/26/2022 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 3/10/2023 | EMZ |
| QUALITY | + | 1.20 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1973 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,111,687 | |
|------------|-------|------------|--------------|------------|---------------|--------------|---------|------|-----|-----------------|-----------------|----------|------|-----------|---------|----------------|-------------|---|
| NET AREA | 2,973 | DETAIL ADJ | 1.030 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | OPA | N | OPEN PORCH | 360 | | 91.32 | 32,875 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$374 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | B | AGR | N | ATTACHED GARAGE | 576 | | 92.60 | 53,339 | EXTERIOR | A | |
| CAPACITY | | | UNITS | ADJ | ROOF SHAPE | 3 | GAMBREL | 1.00 | C | BAS | L | BAS AREA | 48 | 2021 | 284.90 | 13,675 | INTERIOR | V |
| STORIES | 1.95 | 1.00 | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | 1.00 | D | BMF | N | BSMT FINISH-SEP | 936 | | 130.32 | 121,980 | KITCHEN | V | |
| ROOMS | 8 | 1.00 | FLOOR COVER | 13 | HARDWD/CARPET | 1.00 | 1.00 | + | BMU | N | BSMT UNFINISHED | 596 | | 100.47 | 59,882 | BATHS | V | |
| BEDROOMS | 4 | 1.00 | INT. FINISH | 2 | DRYWALL | 1.00 | 1.00 | + | USF | L | UP-STRY FIN | 1,345 | 1973 | 241.76 | 325,163 | HEAT | U | |
| FULL BATHS | 4 | 1.00 | HEATING/COOL | 9 | WARM/COOL AIR | 1.03 | 1.03 | H | WDK | N | WOOD DECK | 372 | | 70.08 | 26,070 | ELECT | U | |
| 1/2 BATHS | 2 | 1.00 | FUEL SOURCE | 1 | OIL | 1.00 | 1.00 | + | BAS | L | BAS AREA | 1,580 | 1973 | 284.91 | 450,160 | | | |
| FIXTURES | 18 | \$17,798 | | | | | | F11 | O | FPL 1S 1OP | 1 | | | 8,972.40 | 8,972 | | | |
| UNITS | 1 | 1.00 | | | | | | ODS | O | OUT DOOR SHWR-A | 1 | | | 1,772.40 | 1,772 | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 2012 / 10 | |
| | | | | | | | | | | | | | | | | COND | 10 10 % | |
| | | | | | | | | | | | | | | | | FUNC | 0 | |
| | | | | | | | | | | | | | | | | ECON | 0 | |
| | | | | | | | | | | | | | | | | DEPR | 10 % GD 90 | |
| | | | | | | | | | | | | | | | | RCNLD | \$1,000,500 | |