

Key: 1090

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.200

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION          |  |  |  |
|---|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|
| BRADFORD JENNIFER<br>22 RUMFORD ST<br>WINCHESTER, MA 01890-1833 |  |  |  | 12B-9-12E  |    |            |              | 19 BATTLEFIELD RD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                   |  |  |  |
| BRADFORD JENNIFER   |  |  |  | 08/01/2017 | A  | 1          | 30668-23     |                   |  |  |  |
| BRADFORD DONALD P & JENNI                                       |  |  |  | 08/12/2015 | QS | 675,000    | 29070-79     |                   |  |  |  |
| MORRIS ROSEMARY   |  |  |  | 09/12/1989 | QS | 206,000    | 6877-244     |                   |  |  |  |

| 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    | %   |
| 16-333  | 05/26/2016 | 3             | Renovations |        | 11/18/2016 | APK | 100    | 100 |
|         | 10/22/2015 | 3             | Renovations |        | 06/13/2016 | WFF | 100    | 100 |
|         | 04/02/2007 | 50            | Meas & List |        |            | RRC | 100    | 100 |
| 1989154 | 09/08/1989 | 99            | n/a         |        |            |     | 100    | 100 |

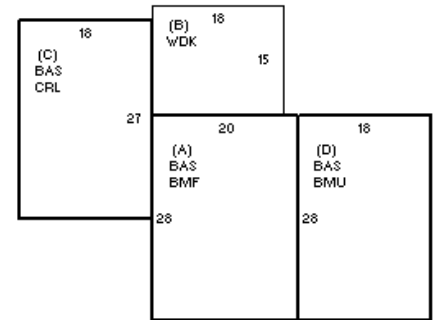
| CD  | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE  | SAF  | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|-----------|------|------|------|-----|------------|-----------|
| 100 | S | 17,424   | CH   | 1.00 | 100  | 1,007,875 | 1.99 | 100  | 1.00 | R09 | 2.75       | 804,240   |

| TOTAL        | 17,424 SF | ZONING                                    | R40      | FRNT             | 0              | ASSESSED | CURRENT | PREVIOUS |
|--------------|-----------|---|----------|------------------|----------------|----------|---------|----------|
| Nbhd         | CHATHAM   | NOTE<br>PARCEL IS A PART OF PL 100/109 S2 | LAND     | 804,200          | 609,200        |          |         |          |
| Inf1         | 100       |   | BUILDING | 271,100          | 201,000        |          |         |          |
| Inf2         | 100       |   | DETACHED | 1,100            | 1,100          |          |         |          |
|              |           |   | OTHER    | 0                | 0              |          |         |          |
| <b>TOTAL</b> |           |   |          | <b>1,076,400</b> | <b>811,300</b> |          |         |          |

| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| SHF | A    | 1.00 | 30 0.70  | 1981 | 122   | 13.21     | 1,100 |



| BUILDING | CD | ADJ  | DESC              | MEASURE               |
|----------|----|------|-------------------|-----------------------|
| MODEL    | 1  |      | RESIDENTIAL       |                       |
| STYLE    | 1  | 0.85 | RANCH [100%]      | LIST 7/1/2016 WFF     |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |                       |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] | REVIEW 11/18/2016 APK |



| YEAR BLT   | 1951  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|------------|-------|------------|-------|--------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA   | 1,550 | DETAIL ADJ | 0.892 | FOUNDATION   | 4  | FLR & WALL     | 1.00 | A | BMF | N | BSMT FINISH-SEP | 560   |      | 108.60    | 60,816  |
| \$NLA(RCN) | \$324 | OVERALL    | 1.000 | EXT. COVER   | 1  | WOOD SHINGLE   | 1.00 | + | BAS | L | BAS AREA        | 1,550 | 1951 | 229.24    | 355,317 |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE          | 1.00 | B | WDK | N | WOOD DECK       | 270   |      | 58.40     | 15,768  |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SHIN  | 1.00 | C | CRL | N | CRAWL SPACE     | 486   |      | 21.57     | 10,483  |
|            |       |            |       | FLOOR COVER  | 1  | HARDWOOD       | 1.00 | D | BMU | N | BSMT UNFINISHED | 504   |      | 72.52     | 36,552  |
|            |       |            |       | INT. FINISH  | 2  | DRYWALL        | 1.00 |   | BMG | O | BSMT GARAGE     | 1     |      | 2,770.00  | 2,770   |
|            |       |            |       | HEATING/COOL | 11 | HT-WT/COOL AIR | 1.05 |   | F22 | O | FPL 2S 2OP      | 1     |      | 14,530.00 | 14,530  |
|            |       |            |       | FUEL SOURCE  | 1  | OIL            | 1.00 |   | ODS | O | OUT DOOR SHWR-A | 1     |      | 1,477.00  | 1,477   |

| TOTAL RCN  | 501,995   | CONDITION ELEM | CD        |
|------------|-----------|----------------|-----------|
| EXTERIOR   |           |                | G         |
| INTERIOR   |           |                | V         |
| KITCHEN    |           |                | V         |
| BATHS      |           |                | G         |
| HEAT       |           |                | U         |
| ELECT      |           |                | U         |
| EFF.YR/AGE | 2006 / 16 |                |           |
| COND       | 16        | 16 %           |           |
| FUNC       | 30        | FUNCTIONAL C   |           |
| ECON       | 0         |                |           |
| DEPR       | 46        | % GD           | 54        |
| RCNLD      |           |                | \$271,100 |