

Key: 1096

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.206

LEGAL

LAND

DETACHED

BUILDING

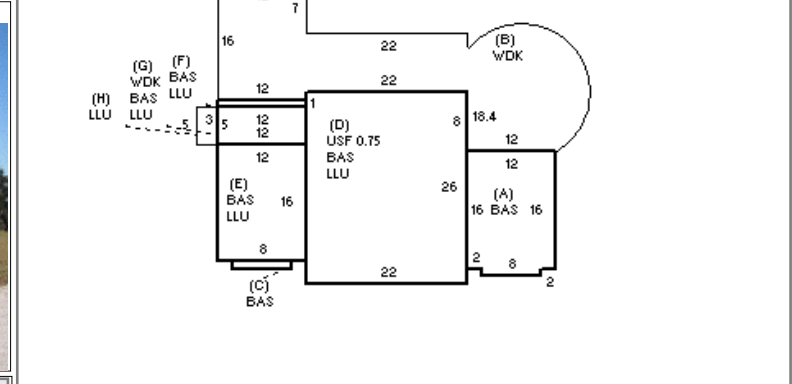
CURRENT OWNER				PARCEL ID				LOCATION			
PENNY REALTY TRUST c/o BOVENZI PETER PO BOX 788 LEOMINSTER, MA 01453-0788				12D-23-1				72 UNCLE ALBERTS DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PENNY REALTY TRUST				06/20/2000	A	1	13083-325				
RICHARDS DAVID				05/11/1999	99	75,000	12259-274				
TEMPLE NANCY & BINSWANGER				08/30/1995	A	99	9822-264				

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 %
95-016	04/02/2007	8	Cyc. Reinsp.		03/14/2022	TCK	100 100
	01/01/1995	50	Meas & List	55,000		RRC	100 100
		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	40,000	WC	1.00	1.00	1,832,500	1.00	1.00	CF1	5.00		1,682,740
300	A	0.366	WC	1.00	1.00	96,000	1.00	1.00	CF1	5.00		35,140

TOTAL	1.284 Acres	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	N O T E FY2007 SUBDIV ADDS .24A TO THIS LOT PLAN BK 597/83 2005				LAND	1,717,900	1,431,500
Inf1	100		BUILDING	401,200	365,100			
Inf2	100		DETACHED	14,800	14,200			
						OTHER	0	0
						TOTAL	2,133,900	1,810,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CBN	A	1.00	30 0.70	1981	250	44.50	7,800
PTD	A	1.00	20 0.80	1991	112	11.30	1,000
WDK	A	1.00	20 0.80	1991	368	16.60	4,900
OPA	A	1.00	20 0.80	1981	70	19.92	1,100



BUILDING	CD	ADJ	DESC	MEASURE	3/14/2022	TCK
MODEL	1		RESIDENTIAL	LIST	3/14/2022	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	3/29/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	514,369	
NET AREA	1,473	DETAIL ADJ	1.020	FOUNDATION	6	CRAWL	1.00	+	BAS	L	BAS AREA	972	1994	243.35	236,539	CONDITION ELEM	CD	
\$NLA(RCN)	\$349	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	WDK	N	WOOD DECK	680		58.40	39,712	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	LLU	N	LOWER LEVEL UN	851		137.12	116,685	INTERIOR	A
STORIES	1.75	1.00	ROOF COVER	2	WOOD SHIN	1.01	D	USF	L	UP-STRY FIN	429	1994	206.49	88,585	KITCHEN	A		
ROOMS	5	1.00	FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BAS AREA	72	2021	243.35	17,521	BATHS	A		
BEDROOMS	2	1.00	INT. FINISH	2	DRYWALL	1.00	F11	O	FPL 1S 1OP	1			7,477.00	7,477	HEAT	A		
FULL BATHS	2	1.00	HEATING/COOL	16	ELECT BB W/AC	1.01	ODS	O	OUT DOOR SHWR-A	2			1,477.00	2,954	ELECT	A		
1/2 BATHS	0	1.00	FUEL SOURCE	3	ELECTRIC	1.00												
FIXTURES	6	\$4,896																
UNITS	1	1.00																
																EFF.YR/AGE	1997 / 25	
																COND	22 22 %	
																FUNC	0	
																ECON	0	
																DEPR	22 % GD 78	
																RCNLD	\$401,200	