

Key: 121

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 125

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
DOBBINS JOHN F & TERRI DIANE 9 EMERSON RD WINCHESTER, MA 01890-3405		10D-103-R14		44 CAPTAIN RICHARDS WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
DOBBINS JOHN F & TERRI DI BASSETT		04/05/1993	QS	65,000 (129751)	
		12/09/1988	QS	69,000 (116231)	

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 %
1993038	12/16/2007	50	Meas & List			RRC	100 100
93-84	10/05/2002	50	Meas & List			RRC	100 100
	03/25/1993	99	n/a				100 100
	01/01/1993	14	DECK	80,000			100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,484	WC	1.00	1.00	366,500	2.48	1.00	1.00	R03	1.00	281,400

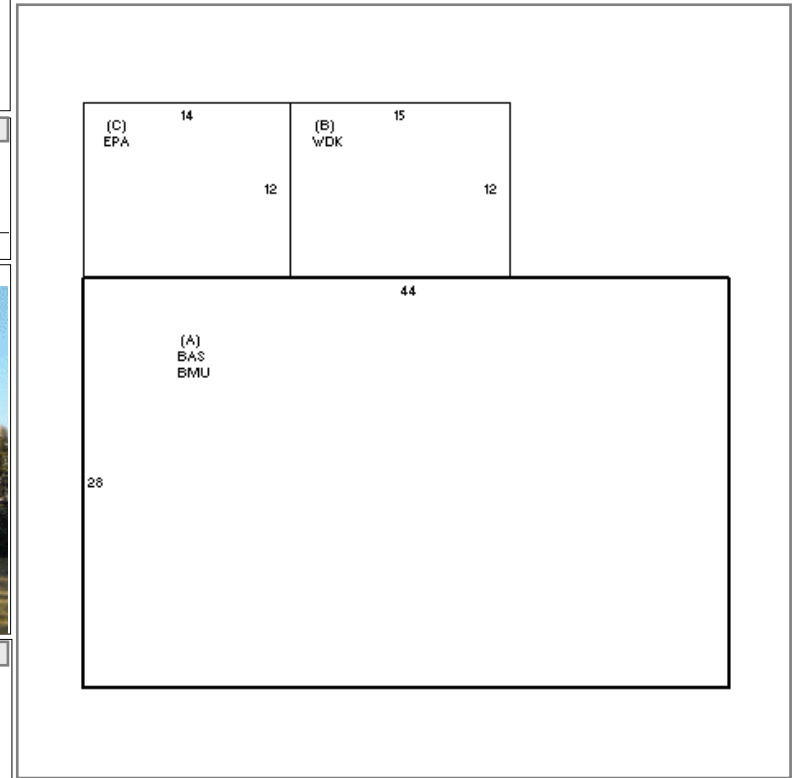
TOTAL	13,500 SF	ZONING	R20	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE			LAND	281,400	234,500	
Inf1	100		BUILDING	314,200	289,600			
Inf2	100		DETACHED	700	700			
			OTHER	0	0			
				TOTAL	596,300	524,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X8		64	16.25	700



BUILDING	CD	ADJ	DESC	MEASURE	1/2/2020	NF
MODEL	1		RESIDENTIAL	LIST	1/2/2020	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	1/22/2020	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1993	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	413.462
NET AREA	1,232	DETAIL ADJ	0.850	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,232		69.25	85,318	CONDITION ELEM	CD
\$NLA(RCN)	\$336	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	1,232	1993	230.66	284,176	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	180		58.40	10,512	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	EPA	N	ENCL PORCH	168		133.70	22,462	KITCHEN	A
				FLOOR COVER	14	HARDWD/ASPH TL	1.00		F11	O	FPL 1S 1OP	1		7,477.00	7,477	BATHS	A
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477	HEAT	A
				HEATING/COOL	2	HOT WATER	1.00									ELECT	A
				FUEL SOURCE	1	OIL	1.00										



CAPACITY		UNITS	ADJ
STORIES		1	1.00
ROOMS		5	1.00
BEDROOMS		2	1.00
FULL BATHS		1	1.00
1/2 BATHS		0	1.00
FIXTURES		3	\$2,040
UNITS		1	1.00

EFF.YR/AGE	1993 / 29
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$314,200