Key: 1249

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.363

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SAMPSON FAMILY REALTY TRUST SAMPSON JAMES B & ARLENE F COTRSTES 22 ROBIN HILL RD HOLLISTON, MA 01746	12G-35-EM4	137 WOOD VALLEY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SAMPSON FAMILY REALTY TRU	12/16/2019	A	1	32549-291
JAMES B SAMPSON 1997 REVO	06/01/2016	A	1	29690-102
SAMPSON JAMES B & ALRENE	08/10/2011	A	1	25611-328

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

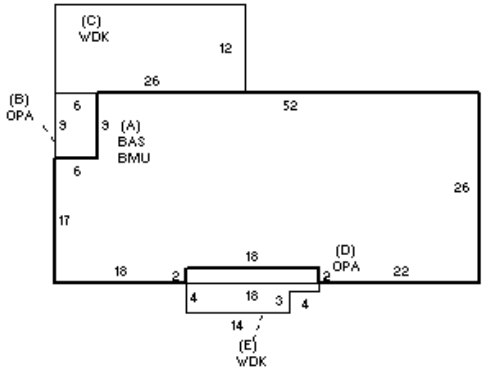
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	01/28/2010	50	Meas & List			RRC	100	100
09-167	05/06/2009	11	Window Rplc	7,400	01/28/2010		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,000	MC 1.00	100 1.00	100 1.00	366,500	2.56	100 1.00	R03 1.00			279,900

TOTAL	13,000 SF	ZONING	R60	FRNT	0
Nbhd	MID CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	279,900	233,200
BUILDING	327,800	298,300
DETACHED	700	700
OTHER	0	0
TOTAL	**608,400**	**532,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X6		48	16.25	700

PHOTO 12/02/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/2/2021	NF
LIST	12/2/2021	EST
REVIEW	1/17/2022	EMZ

YEAR BLT	1976	SIZE ADJ	1.000
NET AREA	1,418	DETAIL ADJ	0.850
$NLA(RCN)	$326	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	1	1.00
1/2 BATHS	1	1.00
FIXTURES	5	$3,400
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,418		67.44	95,633
A	BAS	L	BAS AREA	1,418	1976	222.94	316,136
+	OPA	N	OPEN PORCH	90		76.10	6,849
+	WDK	N	WOOD DECK	372		58.40	21,725
	BMG	O	BSMT GARAGE	1		2,770.00	2,770
	F11	O	FPL 1S 1OP	1		7,477.00	7,477
	GFP	O	GAS LOG/FP/E FP	1		6,222.00	6,222
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	461,689

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1976 / 46		
COND	29	29 %	
FUNC	0		
ECON	0		
DEPR	29	% GD	71
RCNLD			$327,800