

Key: 1505

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.641

LEGAL

LAND

DETACHED

BUILDING

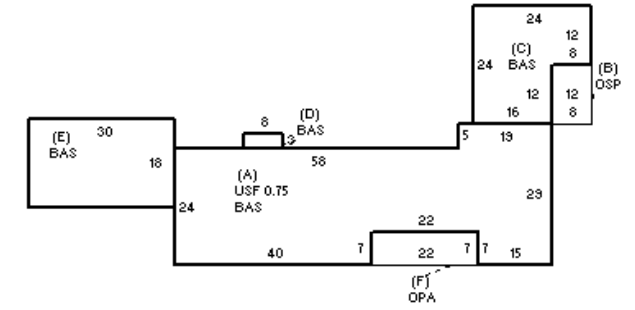
CURRENT OWNER				PARCEL ID				LOCATION			
RODDY GILBERT M & SUSAN G 101 BARNES HILL RD CONCORD, MA 01742				13A-21-A9				72 CHAMPLAIN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RODDY GILBERT M & SUSAN G				02/26/2001	QS	2,850,000	(160734)				
WALKER/GEARY				02/12/1996	QS	850,000	(139704)				
LCPLAN											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
02-011	01/09/2011	3	Renovations	43,000			100	100
	02/13/2003	50	Meas & List			JB	100	100
02-559	12/01/2002	3	Renovations	38,500			100	100
P2002559	11/08/2002	3	Renovations	142,560			100	100
P2002011	01/09/2002	3	Renovations	62,160			100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	CH	1.00	100	2,620,475	1.00	MDW	1.10	WV7	6.50	2,406,310
300	A	1,791	CH	1.00	100	124,800	1.00	100	1.00	WV7	6.50	223,520

TOTAL	2.709 Acres				ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM				N O T E	Bluff Harbor View			LAND	2,629,800	2,191,400
Inf1	100					LAND	1,736,900	1,480,000	BUILDING	34,600	32,900
Inf2	100					OTHER	437,000	397,500	TOTAL	4,838,300	4,101,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CBH	+	1.10	10 0.90	1981	268	34.10	8,200
IPC	A	1.00	10 0.90	1981	648	43.10	25,100
SHF	A	1.00	20 0.80	1981	120	13.29	1,300



BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW	1/24/2013	MR
MODEL	1		RESIDENTIAL					
STYLE	4	1.00	CAPE [100%]					
QUALITY	V	2.35	VERY GOOD [100%]					
FRAME	1	1.00	WOOD FRAME [100%]					

YEAR BLT	1938	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,285,425		
NET AREA	4,175	DETAIL ADJ	1.010	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BAS AREA	2,833	1938	527.36	1,494,022	CONDITION ELEM	CD		
\$NLA(RCN)	\$547	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	1,342	1938	447.49	600,526	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	OSP	N	OPEN SCR PORCH	96		185.19	17,778	INTERIOR			
				ROOF COVER	2	WOOD SHIN	1.01	F	OPA	N	OPEN PORCH	154		178.83	27,540	KITCHEN			
				FLOOR COVER	26	SOFTWD/OTHER	1.00		BMU	N	BSMT UNFINISHED	300		212.63	63,788	BATHS			
				INT. FINISH	1	PLASTER	1.00		F11	O	FPL 1S 1OP	1		17,571.00	17,571	BATHS			
				HEATING/COOL	1	FORCED AIR	1.00		F22	O	FPL 2S 2OP	1		34,145.50	34,146	HEAT			
				FUEL SOURCE	1	OIL	1.00		ODS	O	OUT DOOR SHWR-A	1		3,471.00	3,471	ELECT			
																		EFF.YR/AGE	1992 / 30
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$1,736,900

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101 BARNES HILL RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
CONCORD, MA 01742											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%


LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	437,000	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

11		11
(B) AGR	(A) USF 0.30 BIG	(C) BAS BMU
35		35
	22	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/04/2012
								

BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW
MODEL	1		RESIDENTIAL			
STYLE	17	0.95	GAR/APT [100%]			
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			
				1/24/2013	MR	

BUILDING

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	575,047
NET AREA	1,078	DETAIL ADJ	0.911	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	770		113.68	87,533		
\$NLA(RCN)	\$533	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	693	1950	336.93	233,492		
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATTACHED GARAGE	385		113.68	43,766		
				ROOF COVER	2	WOOD SHIN	1.01	C	BMU	N	BSMT UNFINISHED	385		140.24	53,994		
				FLOOR COVER	16	HARDWD/OTHER	1.00	C	BAS	L	BAS AREA	385	1950	397.07	152,873		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	2	HOT WATER	1.00										
				FUEL SOURCE	1	OIL	1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1992 / 30
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$437,000