

Key: 1515

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.652

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| CURRENT OWNER | | PARCEL ID | | LOCATION | | | | | | | | |
|---|---|------------|------|-----------------|--------------|-----------|------|------|------|-----|------------|-----------|
| PAYNE BARRY P & SUSAN SHEPHERD 280 ISLINGTON RD AUBURNDALE RD, MA 02466 | | 13A-32-13 | | 24 CHAMPLAIN RD | | | | | | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | | | |
| PAYNE BARRY P & SUSAN SHE | | 12/01/2015 | QS | 1,275,000 | 29306-10 | | | | | | | |
| RADER CAROL C & CHARLES M | | 03/02/2005 | A | 1 | 19582-313 | | | | | | | |
| RADER CAROL C | | 06/26/1998 | H | 345,000 | 11529-61 | | | | | | | |
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 16,117 | CH | 1.00 | 100 | 1,612,600 | 2.13 | MDW | 1.10 | WV6 | 4.00 | 1,271,590 |

| 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 % |
| 06-402 | 03/25/2016 | 58 | Meas & Reaf | | 03/25/2016 | APK | 100 100 |
| 06-403 | 03/10/2016 | 98 | SALES QUESTI | | | | 0 0 |
| | 02/18/2007 | 50 | Meas & List | | | RRC | 100 100 |
| | 07/20/2006 | 5 | Demolitions | 500 | 02/18/2007 | | 100 100 |
| | 07/20/2006 | 4 | Outbuildings | 5,000 | 02/18/2007 | | 100 100 |

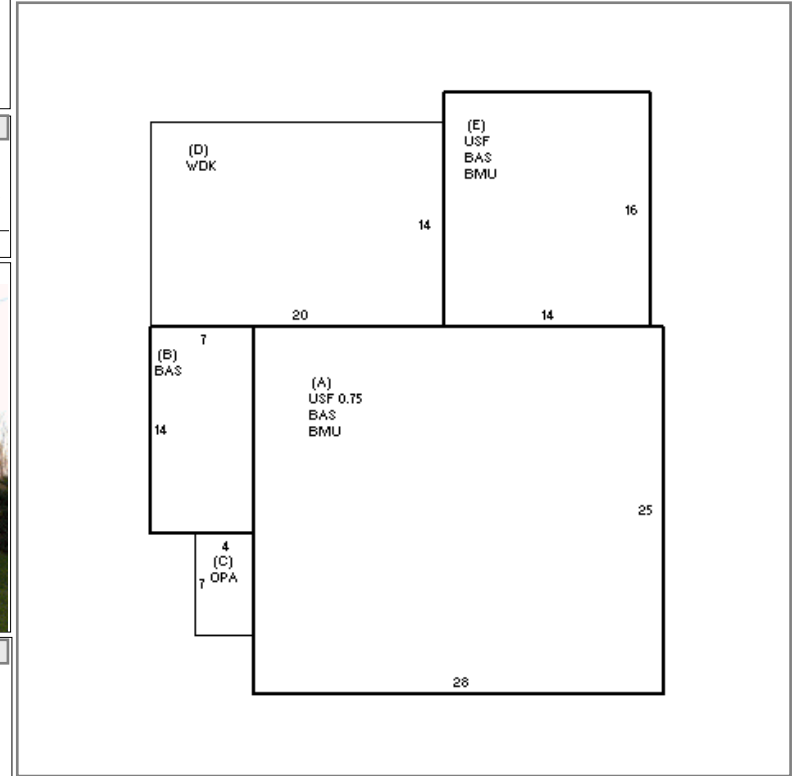
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| TOTAL | 16,117 SF | ZONING | R40 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-----------|------------------|---|-----------|-----------|----------|-----------|-----------|
| Nbhd | CHATHAM | N O T E | OBSTRUCTED HARBOR VIEW ,MARSH VIEWS IN REAR | | | LAND | 1,271,600 | 1,192,100 |
| Inf1 | 100 | | BUILDING | 639,500 | 562,900 | | | |
| Inf2 | 100 | | DETACHED | 2,000 | 1,900 | | | |
| | | | OTHER | 174,200 | 160,400 | | | |
| | | | TOTAL | 2,087,300 | 1,917,300 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|-------|
| SHF | A | 1.00 | 10 0.90 12X16 | 2006 | 192 | 11.81 | 2,000 |



| BLDG COMMENTS |
|-----------------------------------|
| INTERIOR IS SUPERIOR TO EXTERIOR- |



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| BUILDING | CD | ADJ | DESC | MEASURE | 3/25/2016 | APK |
|----------|----|------|-----------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 18 | 1.30 | RENO'D ANTIQUE [100%] | REVIEW | 3/25/2016 | APK |
| QUALITY | + | 1.20 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1750 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 779,903 | | |
|------------|-------|------------|-------|--------------|----|--------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|------------|--|
| NET AREA | 1,771 | DETAIL ADJ | 1.313 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 924 | | 88.53 | 81,803 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$440 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | A | USF | L | UP-STRY FIN | 525 | 1750 | 334.48 | 175,602 | EXTERIOR | A | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BAS AREA | 798 | 1750 | 394.19 | 314,562 | INTERIOR | G | | |
| | | | | ROOF COVER | 2 | WOOD SHIN | 1.01 | C | OPA | N | OPEN PORCH | 28 | | 91.33 | 2,567 | KITCHEN | G | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | D | WDK | N | WOOD DECK | 280 | | 70.08 | 19,622 | BATHS | G | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | E | BAS | L | BAS AREA | 224 | 2002 | 394.19 | 88,298 | HEAT | U | | |
| | | | | HEATING/COOL | 2 | HOT WATER | 1.00 | E | USF | L | UP-STRY FIN | 224 | 2002 | 334.48 | 74,923 | ELECT | U | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 12,451.20 | 12,451 | | | | |
| | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2004 / 18 | |
| | | | | | | | | | | | | | | | | | COND | 18 18 % | |
| | | | | | | | | | | | | | | | | | FUNC | 0 | |
| | | | | | | | | | | | | | | | | | ECON | 0 | |
| | | | | | | | | | | | | | | | | | DEPR | 18 % GD 82 | |
| | | | | | | | | | | | | | | | | | RCNLD | \$639,500 | |

Key: 1515

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.653

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|--------------------------------|--|------------------|--|-----------------|--------------|
| CURRENT OWNER | | PARCEL ID | | LOCATION | |
| PAYNE BARRY P & SUSAN SHEPHERD | | 13A-32-13 | | 24 CHAMPLAIN RD | |
| 280 ISLINGTON RD | | TRANSFER HISTORY | | DOS | T |
| AUBURNDALE RD, MA 02466 | | | | SALE PRICE | BK-PG (Cert) |

| 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 |
|----|---|----------|------|------|------|----------|-----|------|-----|----|------------|-----------|
| | | | | | | | | | | | | |

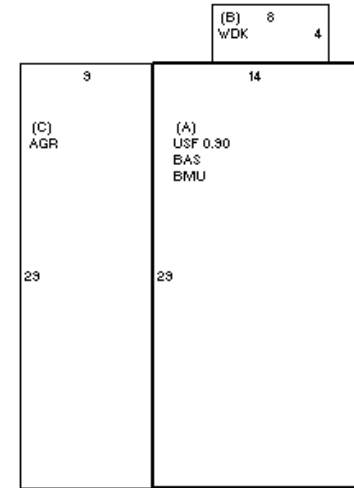
| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|-------|--------|----------|----------|---------|----------|
| Nbhd | NOTE | | LAND | 174,200 | |
| Inf1 | | BUILDING | | | |
| Inf2 | | DETACHED | | | |
| | | | OTHER | | |
| | | | TOTAL | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| PHOTO | 12/02/2012 |
|---------------|------------|
| BLDG COMMENTS | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | REVIEW | 3/25/2016 | APK |
|----------|----|------|-------------------|---------|--------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | | | |
| STYLE | 15 | 0.80 | STUDIO [100%] | | | | |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | | |

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| YEAR BLT | 2002 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 207,386 | | | | |
|------------|-------|------------|-------|--------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|--------|----------------|---------|------------|-----------|------|----|
| NET AREA | 771 | DETAIL ADJ | 0.646 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 406 | | 90.48 | 36,735 | CONDITION ELEM | CD | | | | |
| \$NLA(RCN) | \$269 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | A | BAS | L | BAS AREA | 406 | 2002 | 202.18 | 82,087 | EXTERIOR | G | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UP-STRY FIN | 365 | 2002 | 171.56 | 62,620 | INTERIOR | G | | | | |
| | | | | ROOF COVER | 2 | WOOD SHIN | 1.01 | B | WDK | N | WOOD DECK | 32 | | 58.41 | 1,869 | KITCHEN | | | | | |
| | | | | FLOOR COVER | 24 | SOFTWD/ASPH TL | 1.00 | C | AGR | N | ATTACHED GARAGE | 261 | | 86.30 | 22,525 | BATHS | A | | | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | HEAT | A | | | | |
| | | | | HEATING/COOL | 13 | NONE | 0.80 | | | | | | | | | ELECT | A | | | | |
| | | | | FUEL SOURCE | 8 | NONE | 1.00 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2006 / 16 | | |
| | | | | | | | | | | | | | | | | | | COND | 16 16% | | |
| | | | | | | | | | | | | | | | | | | FUNC | 0 | | |
| | | | | | | | | | | | | | | | | | | ECON | 0 | | |
| | | | | | | | | | | | | | | | | | | DEPR | 16 | % GD | 84 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$174,200 | | |