

Key: 1594

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.731

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|---|--|------------|---|--------------|--------------|
| FIREFLY FAMILY TRUST COY CHRISTOPHER & DARLENE M S TRSTES 41 TAYLOR LN CHATHAM, MA 02633 | | 13B-34A-T3 | | 41 TAYLOR LN | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| FIREFLY FAMILY TRUST | | 01/29/2019 | A | 100 () | |
| COY CHRISTOPHER E & DARLENE M S TRSTES | | 09/16/2002 | O | 371,525 | 15598-170 |
| TAYLOR | | 06/13/1990 | A | 1 | 7192-28 |

| 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 % |
| 21-039 | 01/14/2021 | 12 | INSULATION | 1,400 | | | 100 100 |
| 19-514 | 07/24/2019 | 4 | Outbuildings | 3,800 | 01/30/2020 | TCK | 100 100 |
| | 04/16/2007 | 50 | Meas & List | | | RRC | 100 100 |
| | 01/09/2003 | 50 | Meas & List | | | JB | 100 100 |
| P2002457 | 09/30/2002 | 99 | n/a | 171,840 | | | 100 100 |

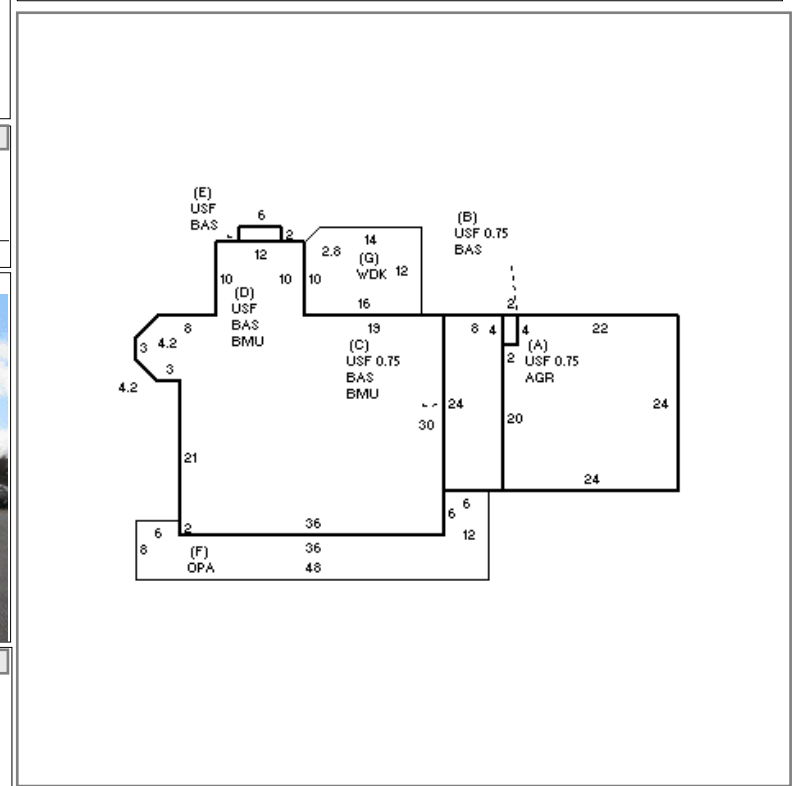
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|---------|-----------|------|----------|-----|------|------------|-----------|
| 100 | S | 26,472 | CH | 1.00 | 80 0.80 | 1,099,500 | 1.40 | 100 1.00 | R10 | 3.75 | | 938,190 |

| TOTAL | 26,472 SF | ZONING | R40 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------------|-----------|------------------|--------------|---------|---------|------------------|------------------|----------|
| Nbhd | CHATHAM | N O T E | topo - shape | | | LAND | 938,200 | 781,800 |
| Inf1 | 80 | | BUILDING | 912,500 | 840,200 | | | |
| Inf2 | 100 | | DETACHED | 1,200 | 1,200 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | | | | 1,851,900 | 1,623,200 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| SHF | A | 1.00 | 10 0.90 | 12X8 | 96 | 14.26 | 1,200 |



| BLDG COMMENTS | |
|---------------|--|
|---------------|--|



| BUILDING | CD | ADJ | DESC | MEASURE | LIST | REVIEW | 2/20/2020 | MR |
|----------|----|------|-------------------|---------|------|--------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | | | | | |
| STYLE | 5 | 1.00 | COLONIAL [100%] | | | | | |
| QUALITY | + | 1.20 | PLUS AVE [100%] | | | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | | | |

| YEAR BLT | 2003 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,099,393 | | |
|------------|-------|------------|-------|--------------|----|----------------|------|-----|-----|-----------------|-----------------|-------|-----------|-----------|---------|----------------|------------|------------|--|
| NET AREA | 3,290 | DETAIL ADJ | 1.050 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | AGR | N | ATTACHED GARAGE | 568 | | 92.71 | 52,657 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$334 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | + | USF | L | UP-STRY FIN | 1,833 | 2003 | 243.48 | 446,308 | EXTERIOR | A | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BAS AREA | 1,457 | 2003 | 286.95 | 418,084 | INTERIOR | G | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,437 | | 80.76 | 116,058 | KITCHEN | A | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | F | OPA | N | OPEN PORCH | 336 | | 91.32 | 30,684 | BATHS | A | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | G | WDK | N | WOOD DECK | 190 | | 70.08 | 13,315 | HEAT | A | | |
| | | | | HEATING/COOL | 11 | HT-WT/COOL AIR | 1.05 | F21 | O | FPL 2S 1OP | 1 | | 12,451.20 | 12,451 | ELECT | A | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | ODS | O | OUT DOOR SHWR-A | 1 | | 1,772.40 | 1,772 | | | | | |
| | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2005 / 17 | |
| | | | | | | | | | | | | | | | | | COND | 17 17 % | |
| | | | | | | | | | | | | | | | | | FUNC | 0 | |
| | | | | | | | | | | | | | | | | | ECON | 0 | |
| | | | | | | | | | | | | | | | | | DEPR | 17 % GD 83 | |
| | | | | | | | | | | | | | | | | | RCNLD | \$912,500 | |