

Key: 1651

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.795

LEGAL

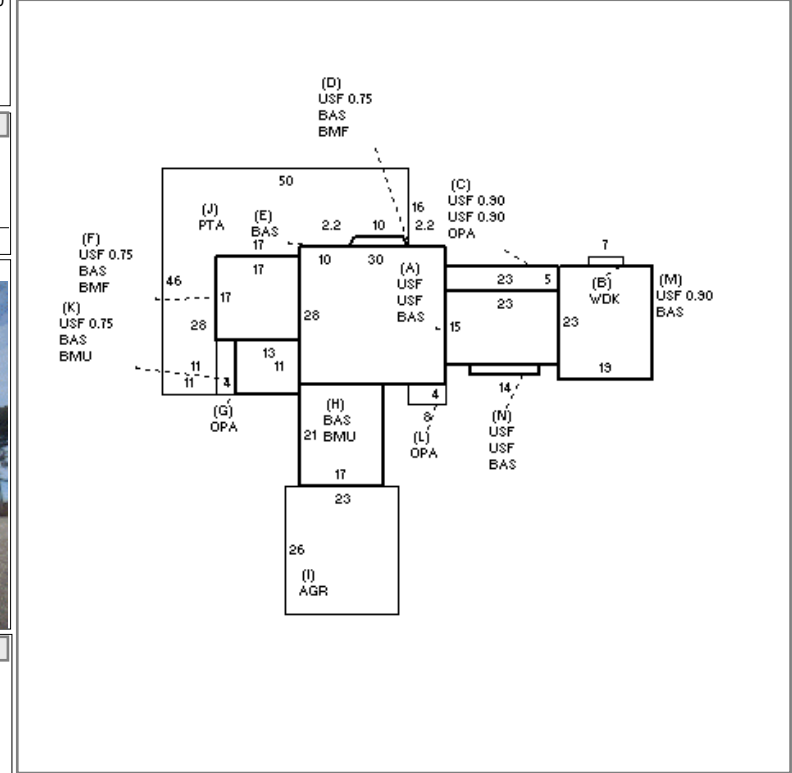
LAND

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--|---|----------|------|------------|------|------------|--------------|--------------|------|-----|------------|-----------|
| BOTEIN MATTHEW & SUSAN 204 WARREN ST BROOKLINE, MA 02445 | | | | 13C-40-10 | | | | 102 CEDAR ST | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| BOTEIN MATTHEW & SUSAN | | | | 06/20/2011 | QS | 4,100,000 | 25516-233 | | | | | |
| LEARY MARY G | | | | 12/08/1999 | A | 1 | 12712-104 | | | | | |
| LEARY MARY G | | | | 11/05/1999 | A | 1 | 12650-235 | | | | | |
| 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 | 3,829,925 | 1.00 | MDW | 1.10 | PF2 | 9.50 | 3,516,920 |
| 300 | A | 1,791 | CH | 1.00 | 100 | 182,400 | 1.00 | 100 | 1.00 | PF2 | 9.50 | 326,680 |

| 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 | % |
| 22-742 | 09/12/2022 | 10 | Reroof | 15,000 | 02/09/2023 | NF | 100 | 100 |
| 22-450 | 05/24/2022 | 77 | SOLAR PANELS | 36,960 | | | 100 | 100 |
| 18-159 | 02/26/2018 | 77 | SOLAR PANELS | 17,024 | 07/02/2018 | MR | 100 | 100 |
| 17-621 | 09/18/2017 | 2 | Additions | 624,000 | 01/16/2019 | TCK | 100 | 100 |
| 16-178 | 03/25/2016 | 3 | Renovations | 1,000 | 07/02/2018 | MR | 100 | 100 |

| | | | | | | | | |
|-------|-------------|------------------|---------------|-----------|-----------|----------|-----------|-----------|
| TOTAL | 2.709 Acres | ZONING | R40 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | CHATHAM | N O T E | Pd Frt | | | LAND | 3,843,600 | 3,371,400 |
| Inf1 | 100 | | LAND BUILDING | 2,035,800 | 1,852,500 | | | |
| Inf2 | 100 | | DETACHED | 55,500 | 52,800 | | | |
| | | | | | | OTHER | 640,900 | 582,900 |
| | | | | | | TOTAL | 6,575,800 | 5,859,600 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|--------|
| SHF | A | 1.00 | 10 0.90 | 2004 | 160 | 12.30 | 1,800 |
| IPC | E | 1.80 | 10 0.90 | 2015 | 800 | 74.53 | 53,700 |



| BUILDING | CD | ADJ | DESC | MEASURE | 7/2/2018 | MR |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/2/2018 | MR |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW | 3/12/2023 | EMZ |
| QUALITY | G | 1.55 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS
28 SOLAR PANELS

DETACHED

BUILDING

| YEAR BLT | 1969 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 2,035,800 | |
|------------|-------|------------|-------|--------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|-------------|--|
| NET AREA | 4,761 | DETAIL ADJ | 1.060 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BAS | L | BAS AREA | 1,139 | 1999 | 360.91 | 411,079 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$428 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | + | USF | L | UP-STRY FIN | 1,346 | 2017 | 306.25 | 412,207 | EXTERIOR | V | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | WDK | N | WOOD DECK | 14 | | 90.56 | 1,268 | INTERIOR | V | |
| | | | | ROOF COVER | 2 | WOOD SHIN | 1.01 | + | OPA | N | OPEN PORCH | 191 | | 117.95 | 22,529 | KITCHEN | V | |
| | | | | FLOOR COVER | 13 | HARDWD/CARPET | 1.00 | + | BMF | N | BSMT FINISH-SEP | 1,129 | | 168.33 | 190,044 | BATHS | V | |
| | | | | INT. FINISH | 1 | PLASTER | 1.00 | D | USF | L | UP-STRY FIN | 630 | 1990 | 306.25 | 192,935 | HEAT | U | |
| | | | | HEATING/COOL | 11 | HT-WT/COOL AIR | 1.05 | + | BAS | L | BAS AREA | 1,322 | 1969 | 360.91 | 477,126 | ELECT | U | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | + | USF | L | UP-STRY FIN | 324 | 1969 | 306.24 | 99,223 | | | |
| | | | | | | | | + | BMU | N | BSMT UNFINISHED | 500 | | 138.09 | 69,043 | | | |
| | | | | | | | | I | AGR | N | ATTACHED GARAGE | 598 | | 119.21 | 71,286 | | | |
| | | | | | | | | J | PTA | N | PATIO/STOOP | 1,142 | | 27.75 | 31,685 | | | |
| | | | | | | | | | F21 | O | FPL 2S 1OP | 1 | | 16,082.80 | 16,083 | | | |
| | | | | | | | | | GEN | O | GENERATOR | 1 | | 0.00 | | | | |
| | | | | | | | | | GFP | O | GAS LOG/FP/E FP | 2 | | 9,643.35 | 19,287 | | | |
| | | | | | | | | | ODS | O | OUT DOOR SHWR-A | 1 | | 2,289.40 | 2,289 | | | |
| | | | | | | | | | | | | | | | | EFF. YR/AGE | 2022 / 0 | |
| | | | | | | | | | | | | | | | | COND | 0 0 % | |
| | | | | | | | | | | | | | | | | FUNC | 0 | |
| | | | | | | | | | | | | | | | | ECON | 0 | |
| | | | | | | | | | | | | | | | | DEPR | 0 % GD 100 | |
| | | | | | | | | | | | | | | | | RCNLD | \$2,035,800 | |

Key: 1651

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.796

LEGAL

LAND

DETACHED

BUILDING

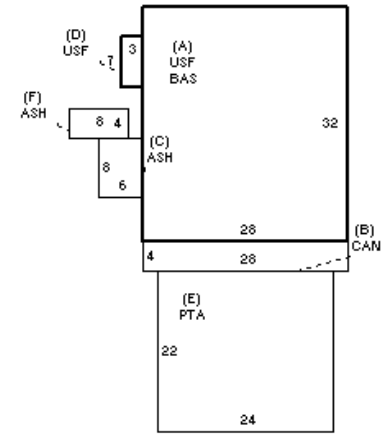
| | | | | | |
|------------------------|--|------------------|--|--------------|--------------|
| CURRENT OWNER | | PARCEL ID | | LOCATION | |
| BOTEIN MATTHEW & SUSAN | | 13C-40-10 | | 102 CEDAR ST | |
| 204 WARREN ST | | TRANSFER HISTORY | | DOS | T |
| BROOKLINE, MA 02445 | | | | SALE PRICE | BK-PG (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 % |
| | | | | | | | |

| 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 | 640,900 | |
| Inf1 | | BUILDING | | | |
| Inf2 | | DETACHED | | | |
| | | | OTHER | | |
| | | | TOTAL | | |

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



| BLDG COMMENTS |
|-----------------------------|
| PER MLS - LR/K/BR/BATH #100 |

| BUILDING | CD | ADJ | DESC | MEASURE | 1/16/2019 | TCK |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 1/16/2019 | EST |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW | 3/12/2023 | EMZ |
| QUALITY | G | 1.55 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1969 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 681,800 | | | | | | | | | | | | | | | |
|----------------|-----------|------------|-------|---|----|---------------|------|---|-----|---|-------------|-------|------|-----------|---------|-----------|---------|----------------|-----------|----------|------|----------|-----|---------|---|-------|------|------|---|-------|---|---------|
| NET AREA | 1,813 | DETAIL ADJ | 0.978 | FOUNDATION | 2 | SLAB | 0.95 | A | BAS | L | BAS AREA | 896 | 1969 | 377.72 | 338,439 | | | | | | | | | | | | | | | | | |
| \$NLA(RCN) | \$376 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | B | CAN | N | CANOPY | 112 | | 67.58 | 7,569 | | | | | | | | | | | | | | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | ASH | N | ATT SHED | 80 | | 93.93 | 7,514 | | | | | | | | | | | | | | | | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | + | USF | L | UP-STRY FIN | 917 | 1969 | 320.51 | 293,908 | | | | | | | | | | | | | | | | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | E | PTA | N | PATIO/STOOP | 528 | | 27.74 | 14,649 | | | | | | | | | | | | | | | | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 16,082.80 | 16,083 | | | | | | | | | | | | | | | | | |
| | | | | HEATING/COOL | 9 | WARM/COOL AIR | 1.03 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> <tr> <td>EXTERIOR</td> <td>V</td> </tr> <tr> <td>INTERIOR</td> <td>V</td> </tr> <tr> <td>KITCHEN</td> <td>V</td> </tr> <tr> <td>BATHS</td> <td>V</td> </tr> <tr> <td>HEAT</td> <td>U</td> </tr> <tr> <td>ELECT</td> <td>U</td> </tr> </table> | | | | | | | | | | | | | | CONDITION ELEM | CD | EXTERIOR | V | INTERIOR | V | KITCHEN | V | BATHS | V | HEAT | U | ELECT | U | |
| CONDITION ELEM | CD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTERIOR | V | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR | V | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| KITCHEN | V | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BATHS | V | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HEAT | U | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECT | U | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <tr> <th>EFF.YR/AGE</th> <td colspan="2">2016 / 6</td> </tr> <tr> <td>COND</td> <td>6</td> <td>6 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>6</td> <td>% GD 94</td> </tr> </table> | | | | | | | | | | | | | | EFF.YR/AGE | 2016 / 6 | | COND | 6 | 6 % | FUNC | 0 | | ECON | 0 | | DEPR | 6 | % GD 94 |
| EFF.YR/AGE | 2016 / 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COND | 6 | 6 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FUNC | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ECON | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DEPR | 6 | % GD 94 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <tr> <th>RCNLD</th> <td>\$640,900</td> </tr> </table> | | | | | | | | | | | | | | RCNLD | \$640,900 | | | | | | | | | | | | | |
| RCNLD | \$640,900 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |