

Key: 1768

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.924

LEGAL

LAND

DETACHED

BUILDING

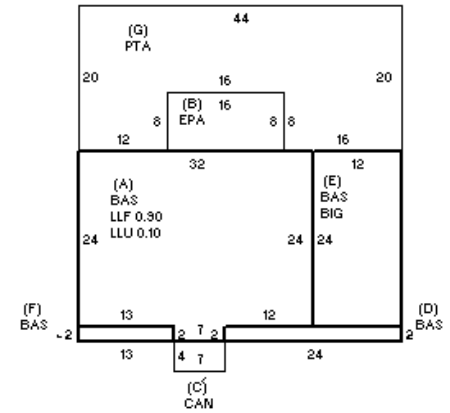
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|-------------|----|------------|--------------|-----------------|--|--|--|
| CARROLL RYAN M & GRACE E 180 BRIGANTINE CIR NORWELL, MA 02061 | | | | 13F-42-TH26 | | | | 123 HERITAGE LN | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| CARROLL RYAN M & GRACE E | | | | 10/22/2021 | QS | 490,000 | 34595-156 | | | | |
| LAVOIE WILFRED TRUST | | | | 11/04/2013 | A | 1 | 27804-144 | | | | |
| LAVOIE WILFRED A | | | | 04/08/1983 | QS | 28,900 | 3711-10 | | | | |

| 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 | % |
| 22-173 | 04/06/2022 | 3 | Renovations | 34,000 | 05/02/2023 | NF | 100 | 100 |
| | 01/12/2022 | 98 | SALES QUESTI | | | RRC | 100 | 100 |
| | 04/18/2007 | 50 | Meas & List | | | | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 10,985 | MC | 1.00 | 100 | 1.00 | 100 | 1.00 | R03 | 1.00 | | 273,150 |

| TOTAL | 10,985 SF | ZONING | R20 | FRNT | 82 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | MID CHATHAM | NOTE | | | | LAND | 273,200 | 227,600 |
| Inf1 | 100 | | BUILDING | 311,800 | 262,900 | | | |
| Inf2 | 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 585,000 | 490,500 |

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



| BLDG COMMENTS |
|--|
| LLF= FAM RM (ESTIMATED PER PLANS 6/9/2023) |

| BUILDING | CD | ADJ | DESC | MEASURE | 11/18/2021 | NF |
|----------|----|------|---------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 11/18/2021 | EST |
| STYLE | 2 | 0.90 | RAISED RANCH [100%] | REVIEW | 5/24/2023 | EMZ |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1970 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 458,543 |
|------------|-------|------------|-------|--------------|----|---------------|------|-------|-----|-----------------|-----------------|-------|----------|-----------|---------|-----------|---------|
| NET AREA | 1,144 | DETAIL ADJ | 0.927 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | LLU | N | LOWER LEVEL UN | 78 | | 128.69 | 10,038 | | |
| \$NLA(RCN) | \$401 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | A | LLF | N | LOWER LEVEL FIN | 704 | | 168.09 | 118,338 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | EPA | N | ENCL PORCH | 128 | | 133.70 | 17,114 | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | C | CAN | N | CANOPY | 28 | | 43.61 | 1,221 | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | + BAS | L | BAS AREA | 1,144 | 1970 | | 228.41 | 261,304 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | E | BIG | N | BUILT-IN GARAGE | 288 | | 84.74 | 24,405 | | |
| | | | | HEATING/COOL | 9 | WARM/COOL AIR | 1.03 | G | PTA | N | PATIO/STOOP | 752 | | 17.90 | 13,461 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | F11 | O | FPL 1S 1OP | 1 | | 7,477.00 | 7,477 | | | |
| | | | | | | | | GEN | O | GENERATOR | 1 | | 0.00 | | | | |
| | | | | | | | | ODS | O | OUT DOOR SHWR-A | 1 | | 1,477.00 | 1,477 | | | |

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

| EFF.YR/AGE | 1971 / 51 |
|------------|------------|
| COND | 32 32 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 32 % GD 68 |

| RCNLD | \$311,800 |
|-------|-----------|
|-------|-----------|