

Key: 1841

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.005

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
JMCMCS LLC 14 ANDREWS ST WESTBOROUGH, MA 01581-3739				13G-13-TH3				76 NOB HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JMCMCS LLC				08/03/2012	B	99	26556-176				
HILLIER JOHN P & MAUREEN				10/03/2003	C	275,000	17753-213				
RAATZ				06/05/1997	99	111,000	10786-313				

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	%
23-491	06/01/2023	77	SOLAR PANELS	29,950			100	100
22-959	01/05/2023	2	Additions	400,000	05/02/2023	NF	0	80
22-62	08/11/2022	75	SPECIAL PERM				100	100
23-22	03/30/2022	75	SPECIAL PERM				100	100
13-682	12/24/2013	2	Additions	48,000	05/07/2015	MW	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,995	MC	1.00	1.00	366,500	2.95	1.00	R03	1.00		273,190

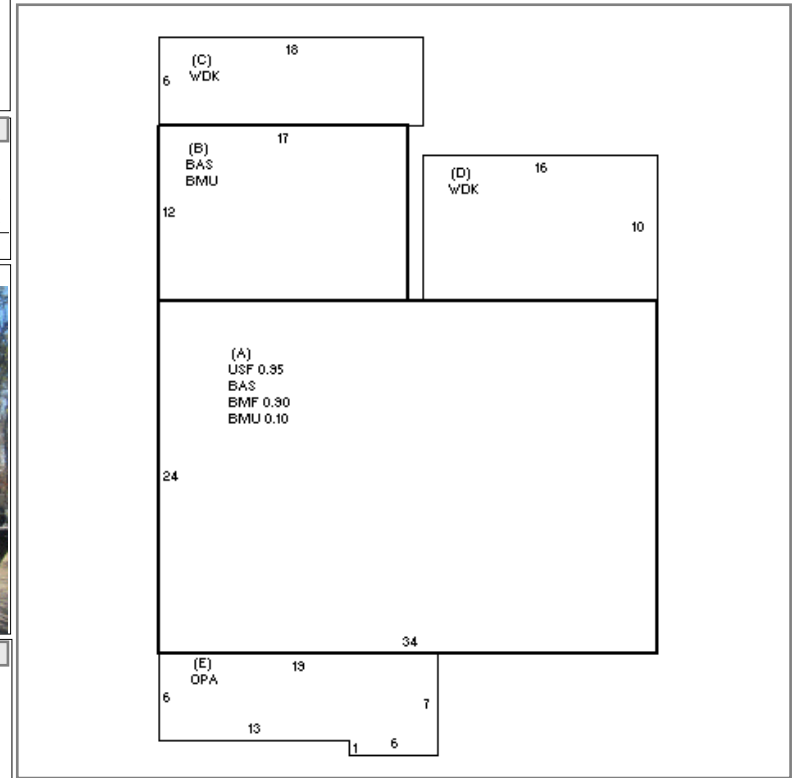
TOTAL	10,955 SF	ZONING	R20	FRNT	75	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	273,200	227,600
Inf1	100		BUILDING	323,600	293,600			
Inf2	100		DETACHED	4,000	2,400			
			OTHER	0	0			
						TOTAL	600,800	523,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10	10 0.90 8X10		80	16.76	1,200
SHM	A	1.00	30 0.70 8X10		80	7.92	400
PTD	A	1.00	10 0.90 8X12		96	11.30	1,000
OPA	A	1.00	10 0.90 8X10		80	19.92	1,400



BLDG COMMENTS
INTERIOR ESTIMATED PER PLANS 6/9/2023

BUILDING	CD	ADJ	DESC	MEASURE	5/2/2023	NF
MODEL	1		RESIDENTIAL	LIST	5/2/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	5/24/2023	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	577,931		
NET AREA	1,795	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	286		90.48	25,877	CONDITION ELEM	CD		
\$NLA(RCN)	\$322	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BMF	N	BSMT FINISH-SEP	734		108.60	79,712	EXTERIOR	V		
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BAS AREA	1,020	1965	261.90	267,135	INTERIOR	V		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	A	USF	L	UP-STRY FIN	775	2022	222.23	172,227	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	268		58.40	15,651	BATHS	V		
				INT. FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	120		76.10	9,132	HEAT	A		
				HEATING/COOL	11	HT-WT/COOL AIR	1.05		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2021 / 1
																		COND	1 1 %
																		FUNC	43 UC
																		ECON	0
																		DEPR	44 % GD 56
																		RCNLD	\$323,600