

Key: 1844

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.008

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MULLINS SARAH L NOW HUANG ANDERSON & MELISSA 7 JOHN MATTHEW RD HOPKINTON, MA 01748				13G-16-TH6				52 NOB HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HUANG ANDERSON & MELISSA				04/03/2023	QS	860,000	35713-154				
MULLINS SARAH L				04/04/2016	U	595,000	29556-168				
ITS A KEEPER LLC				04/28/2015	B	1	28829-335				

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	%
16-565	09/22/2016	4	Outbuildings		06/09/2017	NF	100	100
	07/26/2016	98	SALES QUESTI				0	0
14-163	04/02/2014	3	Renovations	50,000	05/07/2015	MW	100	100
14-096	02/26/2014	3	Renovations	8,400	05/07/2014	MW	100	100
	04/18/2007	50	Meas & List			RRC	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,545	MC	1.00	1.00	366,500	3.06	1.00	1.00	R03	1.00	271,560

TOTAL	10,545 SF	ZONING	R20	FRNT	75	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	271,600	226,300
Inf1	100		BUILDING	425,700	377,500			
Inf2	100		DETACHED	1,100	1,000			
			OTHER	0	0			
						TOTAL	698,400	604,800

(B)
PTA 16
8

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X10	2016	80	15.24	1,100



(A)
USF 0.75
BAS
BMU
24
32

BUILDING	CD	ADJ	DESC	MEASURE	5/16/2016	APK
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	7/20/2017	TD
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,344	DETAIL ADJ	1.030
\$NLA(RCN)	\$377	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	\$5,933
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		92.96	71,392
A	BAS	L	BAS AREA	768	1965	328.24	252,089
A	USF	L	UP-STRY FIN	576	1965	278.52	160,429
B	PTA	N	PATIO/STOOP	128		21.48	2,749
	F21	O	FPL 2S 1OP	1		12,451.20	12,451
	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	506.815
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2006 / 16
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$425,700