Key: 1926

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2,092

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FALBORN JOSHUA A & DANELLY 44 MISTY MEADOW LN NORTH CHATHAM, MA 02650	13H-4H-X8	44 MISTY MEADOW LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FALBORN JOSHUA A & DANELL	02/01/2021	QS	300,000	33748-231
HOWARD ROBERT F III & CEC	07/03/2013	QS	215,500	27517-328
TRAFIDLO CYNTHIA 1/5	07/03/2013	A	19,250	27517-322

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1020	100	CONDOMINIUM		1	1 of 1

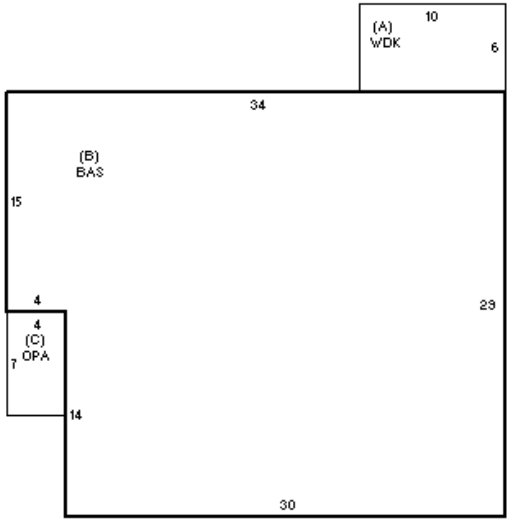
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	R20	FRNT	0
Nbhd		NOTE			
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	324,900	268,400
DETACHED	3,300	3,200
OTHER	0	0
TOTAL	**328,200**	**271,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CPD	A 1.00	20 0.80		1982	200	20.75	3,300

PHOTO 06/14/2012

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	10		CONDO
STYLE	5	1.00	GARDEN END [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	99	1.00	N/A [100%]

MEASURE		
LIST	11/23/2020	MLS
REVIEW	11/23/2020	APK

YEAR BLT	1982	SIZE ADJ	1.000
NET AREA	930	DETAIL ADJ	1.212
$NLA(RCN)	$384	OVERALL	1.000

CAPACITY	UNITS	ADJ
ROOMS	0	1.00
BEDROOMS	2	1.00
FULL BATHS	1	1.00
1/2 BATHS	1	1.00
FIXTURES	5	$4,848

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	18	PORTSIDE VLG1	1.20
UNIT MODEL	99	N/A	1.00
VIEW/LOC	1	NONE	1.00
HVAC	16	ELECT BB W/AC	1.01
FUEL SOURCE	3	ELECTRIC	1.00
FLOOR LEVEL	2	FIRST FLOOR	1.00
NEIGHBORHOOD	1	MID-CHATHAM	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	ATT WOOD DECK	60		19.00	1,140
B	BAS	L	BAS AREA	930	1982	369.98	344,086
C	OPA	N	OPEN PORCH	28		24.89	697
	BMU	N	BSMT UNFINISHED	270		23.00	6,210

TOTAL RCN 356,981

CONDITION ELEM	CD
INTERIOR	G
KITCHEN	A
BATHS	A
EXTERIOR	G

EFF.YR/AGE 1993 / 29

COND	9	9 %	
FUNC	0		
ECON	0		
DEPR	9	% GD	91

RCNLD $324,900