

Key: 205

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 209

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
SUNNYSIDE NOMINEE TRUST KOPLOW FLORENCE TRUSTEE 9 BRENT RD LEXINGTON, MA 02420		10D-94-F2		5 POND VIEW WEST	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Certs)
SUNNYSIDE NOMINEE TRUST		05/29/2013	A	1 27410-318	
KOPLOW FLORENCE		03/05/2007	A	99 21825-308	
WASSERMAN MARION TRUSTEE		07/29/2004	QS	2,250,000	18880-31

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 %
18-937	11/09/2018	3	Renovations	22,850	02/25/2020	TCK	100 100
06-424	02/08/2007	50	Meas & List	16,500	02/08/2007	RRC	100 100
	08/03/2006	10	Reroof			RRC	100 100
	03/31/2006	50	Meas & List			RRC	100 100
	03/16/2006	50	Meas & List			RRC	100 100

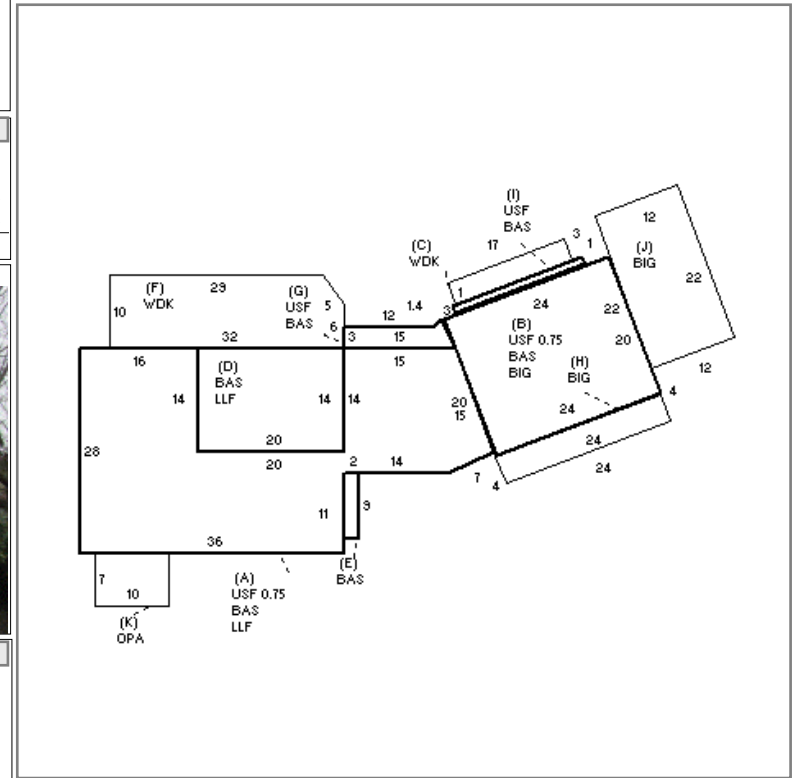
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,808	WC	1.00	1.00	842,950	1.72	1.00	1.00	VW3	2.30	691,580

TOTAL	20,808 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE	LAND	691,600	576,300			
Inf1	100		BUILDING	2,229,200	1,858,800			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	2,920,800	2,435,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
BMF=FR/BR/BATH
Floor=Ceram Clay Til



BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST	3/7/2019	TCK
STYLE	19	1.30	NEW STYLE [100%]	REVIEW	3/11/2020	MR
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,061	DETAIL ADJ	1.352	FOUNDATION	4	FLR & WALL	1.00	+	LLF	N	LOWER LEVEL FIN	1,307		517.75	676,694
\$NLA(RCN)	\$998	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	1,193	1983	596.97	712,186
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BIG	N	BUILT-IN GARAGE	840		175.83	147,695
STORIES	1.75	1.00		ROOF COVER	2	WOOD SHIN	1.01	+	WDK	N	WOOD DECK	365		137.24	50,093
ROOMS	8	1.00		FLOOR COVER	61	OTHER/HARDWD	1.00	D	BAS	L	BAS AREA	280	1983	703.53	196,989
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	1,588	1983	703.53	1,117,209
FULL BATHS	4	1.00		HEATING/COOL	9	WARM/COOL AIR	1.03	K	OPA	N	OPEN PORCH	70		178.84	12,519
1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	2		24,383.60	48,767
FIXTURES	13	\$33,043							GFP	O	GAS LOG/FP/E FP	4		14,620.53	58,482
UNITS	1	1.00													

TOTAL RCN	3,053,677	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1983 / 39	
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73
RCNLD	\$2,229,200	