Key: 2421

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2,623

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BROTHERS REAL ESTATE TRUST SHAGORY ANDREA & EDWARD & ANDREW 673 GROVE ST FRAMINGHAM, MA 01701-3784	14E-75-41	80 OLD HARBOR RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BROTHERS REAL ESTATE TRUS	01/05/2000	QS	255,450	12765-283
STEERS	11/27/1996	H	130,000	10504-95

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	%
	04/02/2006	50	Meas & List			RRC	100	100
05-161	05/02/2005	10	Reroof	10,000			100	100

LAND

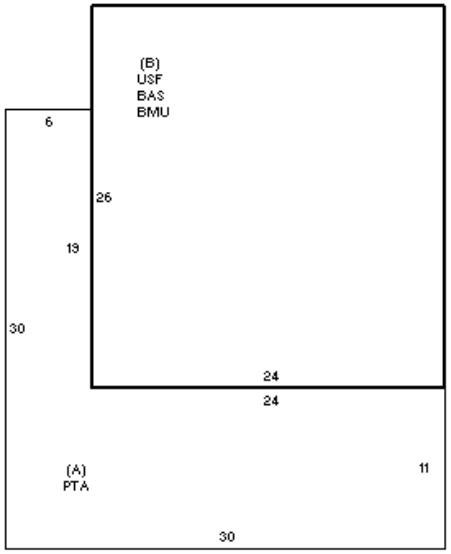
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,800	CH 1.00	100 1.00	100 1.00	916,250	2.43	100 1.00	MR1 2.50			705,910

TOTAL	13,800 SF	ZONING	R20	FRNT	113

Nbhd	CHATHAM
Infl1	100
Infl2	100

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	705,900	470,600
BUILDING	117,000	113,600
DETACHED	0	0
OTHER	0	0
TOTAL	**822,900**	**584,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/02/2013

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	21	1.00	ANTIQUE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE		
LIST		
REVIEW	1/23/2013	MR

YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	1,248	DETAIL ADJ	1.009
$NLA(RCN)	$312	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	0	1.00
BEDROOMS	3	1.00
FULL BATHS	1	1.00
1/2 BATHS	1	1.00
FIXTURES	5	$4,036
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	7	STUCCO	0.98
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	12	PLASTR/DRYWLI	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	PTA	N	PATIO/STOOP	444		17.90	7,948
B	BMU	N	BSMT UNFINISHED	624		82.48	51,465
B	BAS	L	BAS AREA	624	1910	272.79	170,222
B	USF	L	UP-STRY FIN	624	1910	231.47	144,439
	F21	O	FPL 2S 1OP	1		10,376.00	10,376
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	389,963

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1949 / 73		
COND	70	70 %	
FUNC	0		
ECON	0		
DEPR	70	% GD	30
RCNLD	$117,000		