Key: 2474

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2,679

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GELLER JONATHAN S & JULIA M 12 SAMUEL HARRINGTON RD WESTBOROUGH, MA 01581	14F-30-ME10	7 SURREY LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GELLER JONATHAN S & JULIA	08/30/2013	QS	715,000	27657-320
FRONGILLO GUIDO C TRUSTEE	07/24/1992	A	1	8128-174
FRONGILLO	07/23/1984	QS	95,000	4188-55

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	%
		8	Cyc. Reinsp.		02/02/2022	NF	100	100
21-672	07/28/2021	10	Reroof	10,333	02/02/2022	NF	100	100
16-106	03/04/2016	3	Renovations	30,000	05/18/2017	NF	100	100
13-528	10/08/2013	3	Renovations	25,000	05/06/2015	MW	100	100
	02/12/2008	50	Meas & List			RRC	100	100

LAND

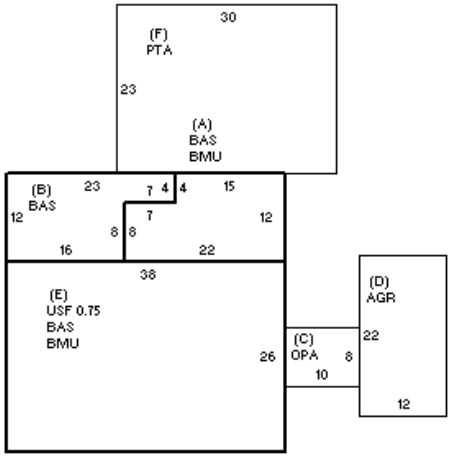
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,230	CH 1.00	100 1.00	100 1.00	916,250	2.37	100 1.00	R06 2.50			709,140

TOTAL	14,230 SF	ZONING	R20	FRNT	0

Nbhd	CHATHAM
Infl1	100
Infl2	100

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	709,100	591,700
BUILDING	559,000	508,700
DETACHED	900	800
OTHER	0	0
TOTAL	**1,269,000**	**1,101,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X10		80	15.24	900

PHOTO 02/02/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/2/2022	NF
LIST	2/2/2022	EST
REVIEW	2/22/2022	EMZ

YEAR BLT	1949	SIZE ADJ	1.000
NET AREA	2,185	DETAIL ADJ	1.050
$NLA(RCN)	$308	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	8	$6,720
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	13	HARDWD/CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,224		69.32	84,850
+	BAS	L	BAS AREA	1,224	1949	253.16	309,866
B	BAS	L	BAS AREA	220	2016	253.16	55,695
C	OPA	N	OPEN PORCH	80		76.10	6,088
D	AGR	N	ATTACHED GARAGE	264		86.04	22,715
E	USF	L	UP-STRY FIN	741	1949	214.81	159,177
F	PTA	N	PATIO/STOOP	690		17.90	12,351
	F22	O	FPL 2S 2OP	1		14,530.00	14,530
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	673,469

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2005 / 17	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$559,000