Key: 2502 **Town of CHATHAM - Fiscal Year 2024** 9/7/2023 9:38 am SEQ #: 2.708

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CASTRICHINI PETER & BEVERLY A **247 MONSEN RD** **CONCORD, MA 01742-1924**	**14F-57-22**	**27 OLD ACADEMY RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CASTRICHINI PETER & BEVER	10/26/2007	D	445,000	22428-300
THOMPSON ELIZABETH C	08/07/1959	H		1050-176

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	%
19-108	02/26/2019	3	Renovations	9,000	01/17/2019	TCK	100	100
17-733	10/24/2017	2	Additions	150,000	01/17/2019	TCK	100	100
	02/01/2011	50	Meas & List			CE	100	100
10-418	11/04/2010	3	Renovations	13,500	02/01/2011		100	100
	03/17/2009	51	Meas			CE	100	100

LAND

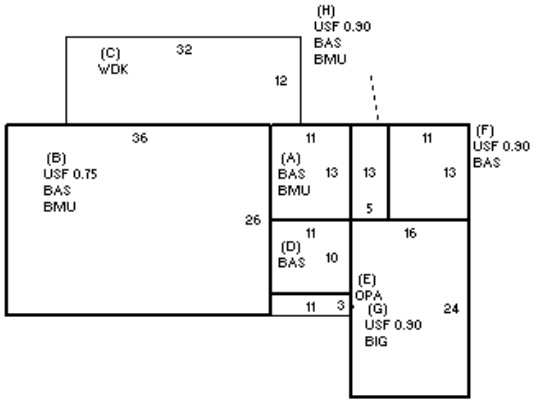
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,356	CH 1.00	100 1.00	100 1.00	916,250	2.35	100 1.00	R06 2.50			710,080

TOTAL	14,356 SF	ZONING	R20	FRNT	100

Nbhd	CHATHAM
Infl1	100
Infl2	100

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	710,100	591,700
BUILDING	745,700	678,600
DETACHED	0	0
OTHER	0	0
TOTAL	**1,455,800**	**1,270,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/17/2019

BLDG COMMENTS

INTERIOR EST PER BULDING DEPARTMENT PLANS

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	7/13/2018	WFF
LIST	7/13/2018	EST
REVIEW	4/25/2019	TD

YEAR BLT	2008	SIZE ADJ	1.000
NET AREA	2,632	DETAIL ADJ	1.030
$NLA(RCN)	$283	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	1	1.00
FIXTURES	9	$7,416
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	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
+	BMU	N	BSMT UNFINISHED	1,144		70.30	80,419
+	BAS	L	BAS AREA	1,144	2008	241.32	276,073
B	USF	L	UP-STRY FIN	702	2010	204.77	143,749
C	WDK	N	WOOD DECK	384		58.40	22,426
+	BAS	L	BAS AREA	253	2017	241.32	61,055
E	OPA	N	OPEN PORCH	33		76.09	2,511
+	USF	L	UP-STRY FIN	187	2008	204.77	38,292
G	BIG	N	BUILT-IN GARAGE	384		80.91	31,069
G	USF	L	UP-STRY FIN	346	2017	204.77	70,850
	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	745,713

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

EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	$745,700