**Key: 2509** **Town of CHATHAM - Fiscal Year 2024** 9/7/2023 9:38 am SEQ #: 2,716

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **OLSON ROBERT F**<br>**54 OLD ACADEMY RD**<br>**CHATHAM, MA 02633** | **14F-64-26** | **54 OLD ACADEMY RD** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| OLSON ROBERT F | 03/15/2017 | U | 30,000 | 30349-66 |
| HOUCHIN DONNA C | 06/01/1976 | A | 1 | 2346-255 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 21-424 | 07/16/2020 | 4 | Outbuildings | 15,000 | 03/11/2022 | NF | 100 | 100 |
| | 06/19/2017 | 98 | SALES QUESTI | | | | 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 | 10,871 | CH 1.00 | 100 1.00 | 100 1.00 | 916,250 | 2.98 | 100 1.00 | R06 2.50 | | | 681,850 |

| TOTAL | 10,871 SF | ZONING | R20 | FRNT | 100 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | CHATHAM |
| Infl1 | 100 |
| Infl2 | 100 |

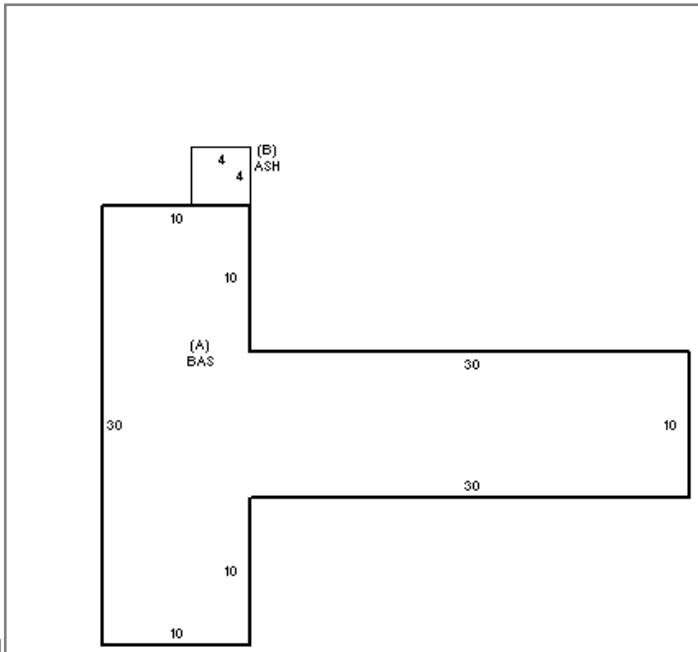
NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 681,900 | 568,200 |
| BUILDING | 77,000 | 70,100 |
| DETACHED | 15,900 | 15,200 |
| OTHER | 0 | 0 |
| TOTAL | **774,800** | **653,500** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| DGF | A 1.00 | 10 0.90 | 20X16 | 2020 | 320 | 51.08 | 14,700 |
| SHF | A 1.00 | 10 0.90 | 8X12 | 2020 | 96 | 14.26 | 1,200 |

PHOTO 03/11/2022




BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 0.85 | RANCH [100%] |
| QUALITY | L | 0.70 | LOW COST [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 3/11/2022 | NF |
| LIST | 3/11/2022 | EST |
| REVIEW | 3/28/2022 | EMZ |

| | | | |
|---|---|---|---|
| YEAR BLT | 1938 | SIZE ADJ | 1.000 |
| NET AREA | 600 | DETAIL ADJ | 0.807 |
| $NLA(RCN) | $201 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 4 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| FULL BATHS | 1 | 1.00 |
| 1/2 BATHS | 0 | 1.00 |
| FIXTURES | 3 | $1,356 |
| UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 2 | SLAB | 0.95 |
| EXT. COVER | 1 | WOOD SHINGLE | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BAS | L | BAS AREA | 600 | 1938 | 194.75 | 116,852 |
| B | ASH | N | ATT SHED | 16 | | 42.44 | 679 |
| | MST | O | MASONRY STACK | 1 | | 1,447.60 | 1,448 |

| TOTAL RCN | 120,335 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1968 / 54 |
|---|---|

| | | | |
|---|---|---|---|
| COND | 36 | 36 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 36 | % GD | 64 |

| RCNLD | $77,000 |
|---|---|