

Key: 2526

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.733

LEGAL

| CURRENT OWNER                                                 |  |  |  | PARCEL ID  |   |            |              | LOCATION    |  |  |  |
|---------------------------------------------------------------|--|--|--|------------|---|------------|--------------|-------------|--|--|--|
| MARTIN MATTHEW P & NOEL V<br>65 OXBOW DR<br>CHATHAM, MA 02633 |  |  |  | 14F-8-E5   |   |            |              | 65 OXBOW DR |  |  |  |
| TRANSFER HISTORY                                              |  |  |  | DOS        | T | SALE PRICE | BK-PG (Cert) |             |  |  |  |
| MARTIN MATTHEW P & NOEL V                                     |  |  |  | 08/31/2016 | A | 443,750    | (210560)     |             |  |  |  |
| VALENTINE MERILYCE M                                          |  |  |  | 10/24/1986 | N | 1          | (108536)     |             |  |  |  |


| 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        | %          |
| 1978090 | 02/12/2008<br>08/28/1978 | 50<br>99      | Meas & List<br>n/a |        |       | RRC | 100<br>100 | 100<br>100 |

LAND

| CD  | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 14,791   | CH   | 1.00 | 100  | 1.00     | 100 | 1.00 | R06 | 2.50 |            | 713,240   |

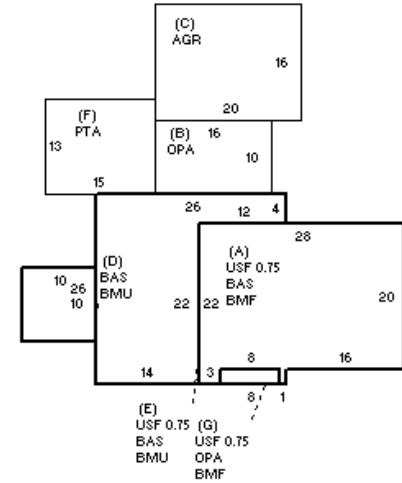
| TOTAL | 14,791 SF | ZONING | R20      | FRNT    | 105     | ASSESSED  | CURRENT | PREVIOUS |
|-------|-----------|--------|----------|---------|---------|-----------|---------|----------|
| Nbhd  | CHATHAM   | NOTE   |          |         |         | LAND      | 713,200 | 594,300  |
| Inf1  | 100       |        | BUILDING | 371,700 | 338,300 |           |         |          |
| Inf2  | 100       |        | DETACHED | 0       | 0       |           |         |          |
|       |           |        | OTHER    | 0       | 0       |           |         |          |
|       |           |        |          | TOTAL   |         | 1,084,900 | 932,600 |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO                                                                              | 03/11/2022 |
|----|------|------|----------|----|-------|-----------|-------|------------------------------------------------------------------------------------|------------|
|    |      |      |          |    |       |           |       |  |            |



| BLDG COMMENTS |  |  |
|---------------|--|--|
|               |  |  |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 3/11/2022 | NF  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 2/22/2016 | APK |
| STYLE    | 4  | 1.00 | CAPE [100%]       | REVIEW  | 3/28/2022 | EMZ |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

| YEAR BLT   | 1978  | SIZE ADJ   | 1.000   |
|------------|-------|------------|---------|
| NET AREA   | 1,827 | DETAIL ADJ | 1.000   |
| \$NLA(RCN) | \$328 | OVERALL    | 1.000   |
| CAPACITY   |       | UNITS      | ADJ     |
| STORIES    |       | 1.75       | 1.00    |
| ROOMS      |       | 6          | 1.00    |
| BEDROOMS   |       | 3          | 1.00    |
| FULL BATHS |       | 3          | 1.00    |
| 1/2 BATHS  |       | 0          | 1.00    |
| FIXTURES   |       | 9          | \$7,200 |
| 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  | 3  | W/W CARPET    | 1.00 |
| INT. FINISH  | 25 | DRYWLI/OTHER  | 1.00 |
| HEATING/COOL | 2  | HOT WATER     | 1.00 |
| FUEL SOURCE  | 1  | OIL           | 1.00 |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | BMF | N | BSMT FINISH-SEP | 584   |      | 108.60    | 63,422  |
| + | BAS | L | BAS AREA        | 1,080 | 1978 | 248.67    | 268,563 |
| + | USF | L | UP-STRY FIN     | 747   | 1978 | 211.00    | 157,620 |
| + | OPA | N | OPEN PORCH      | 176   |      | 76.10     | 13,394  |
| C | AGR | N | ATTACHED GARAGE | 320   |      | 83.17     | 26,615  |
| + | BMU | N | BSMT UNFINISHED | 512   |      | 88.32     | 45,221  |
| F | PTA | N | PATIO/STOOP     | 195   |      | 17.90     | 3,491   |
|   | F21 | O | FPL 2S 1OP      | 1     |      | 10,376.00 | 10,376  |
|   | MST | O | MASONRY STACK   | 1     |      | 2,068.00  | 2,068   |
|   | ODS | O | OUT DOOR SHWR-A | 1     |      | 1,477.00  | 1,477   |

| TOTAL RCN      | 599,447    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | F          |
| INTERIOR       | F          |
| KITCHEN        | F          |
| BATHS          | A          |
| HEAT           | O          |
| ELECT          | O          |
| EFF.YR/AGE     | 1967 / 55  |
| COND           | 38 38%     |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 38 % GD 62 |
| RCNLD          | \$371,700  |