

Key: 2536

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.743

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|--|--|------------|----|------------------|--------------|
| FRANCO MICHAEL & SUSAN 55 OXBOW DR CHATHAM, MA 02633 | | 14F-9-E6 | | 55 OXBOW DR | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| FRANCO MICHAEL & SUSAN | | 12/11/2014 | A | 1 (112939) | |
| FRANCO MICHAEL & SUSAN | | 12/01/1987 | QS | 240,000 (112939) | |

| 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 % |
| 22-789 | 10/18/2022 | 2 | Additions | 218,000 | 02/21/2023 | NF | 75 80 |
| 19-670 | 10/01/2019 | 11 | Window Rplc | 10,495 | 01/31/2020 | TCK | 100 100 |
| 17-899 | 12/21/2017 | 2 | Additions | 150,000 | 01/17/2019 | TCK | 100 100 |
| | 02/10/2011 | 50 | Meas & List | | | RRC | 100 100 |
| 10-378 | 10/14/2010 | 11 | Window Rplc | 3,900 | 02/10/2011 | | 100 100 |

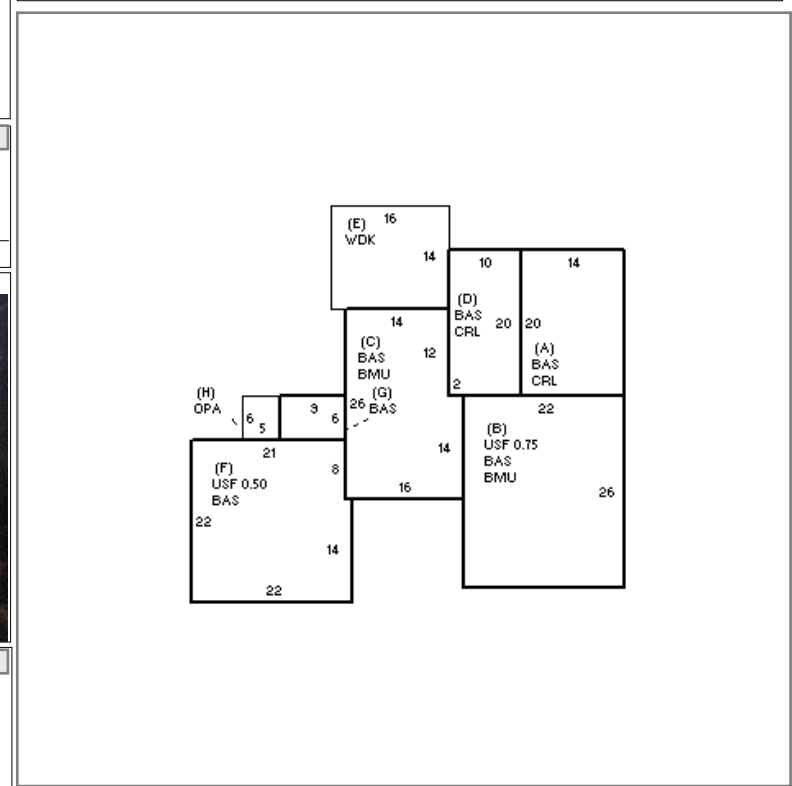
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 14,356 | CH | 1.00 | 100 | 1.00 | 100 | 1.00 | 916,250 | 2.35 | 100 | 1.00 | R06 | 2.50 | | | 710,080 |

| TOTAL | 14,356 SF | ZONING | R20 | FRNT | 105 | ASSESSED | CURRENT | PREVIOUS |
|--------------|-----------|--------|----------|---------|---------|------------------|------------------|----------|
| Nbhd | CHATHAM | NOTE | | | | LAND | 710,100 | 591,700 |
| Inf1 | 100 | | BUILDING | 666,800 | 481,500 | | | |
| Inf2 | 100 | | DETACHED | 1,000 | 900 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | | | | 1,377,900 | 1,074,100 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 30 0.70 8X12 | | 96 | 14.26 | 1,000 |



| PHOTO | 02/21/2023 |
|---------------|------------|
| BLDG COMMENTS | |



| BUILDING | CD | ADJ | DESC | MEASURE | 2/21/2023 | NF |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 2/21/2023 | EST |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW | 3/16/2023 | EMZ |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1979 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|---------------|------|-----|-----|-----------------|-----------------|-------|-----------|-----------|---------|
| NET AREA | 2,641 | DETAIL ADJ | 1.040 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | CRL | N | CRAWL SPACE | 480 | | 20.00 | 9,598 |
| \$NLA(RCN) | \$277 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | + | BAS | L | BAS AREA | 1,244 | 1979 | 243.67 | 303,120 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BMU | N | BSMT UNFINISHED | 964 | | 67.23 | 64,813 |
| | | | | ROOF COVER | 2 | WOOD SHIN | 1.01 | B | USF | L | UP-STRY FIN | 429 | 1979 | 206.76 | 88,699 |
| | | | | FLOOR COVER | 32 | CARPET/SOFTWD | 1.00 | D | BAS | L | BAS AREA | 200 | 2017 | 243.67 | 48,733 |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | E | WDK | N | WOOD DECK | 224 | | 58.40 | 13,082 |
| | | | | HEATING/COOL | 9 | WARM/COOL AIR | 1.03 | + | BAS | L | BAS AREA | 530 | 2022 | 243.67 | 129,143 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | F | USF | L | UP-STRY FIN | 238 | 2022 | 206.76 | 49,208 |
| | | | | | | | | H | OPA | N | OPEN PORCH | 30 | | 76.10 | 2,283 |
| | | | | | | | | F21 | O | FPL 2S 1OP | 1 | | 10,376.00 | 10,376 | |
| | | | | | | | | GFP | O | GAS LOG/FP/E FP | 1 | | 6,222.00 | 6,222 | |

| TOTAL RCN | 732,765 |
|---------------------|-----------|
| CONDITION ELEM CD | |
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT | U |
| ELECT | U |
| EFF.YR/AGE 2020 / 2 | |
| COND | 2 2 % |
| FUNC | 7 UC |
| ECON | 0 |
| DEPR | 9 % GD 91 |
| RCNLD | \$666,800 |