

Key: 2915

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.148

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|-------------|---|------------|--------------|--------------|--|--|--|
| DUTOT BRADLEY D & LISA M 87 NORTH AVE WESTON, MA 02493 | | | | 15A-8C-H15F | | | | 15 OYSTER DR | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| DUTOT BRADLEY D & LISA M | | | | 09/15/2017 | O | 570,000 | (214052) | | | | |
| GRS INVESTMENTS LLC | | | | 06/22/2016 | B | 1 | (209912) | | | | |
| RUDNICK RONALD S TRUSTEE | | | | 04/07/1981 | B | 1 | (85044) | | | | |

| 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 | % |
| 18-287 | 04/30/2018 | 10 | Reroof | 4,900 | 03/01/2019 | TCK | 100 | 100 |
| | 07/19/2017 | 3 | Renovations | | 07/19/2017 | APK | 100 | 100 |
| | 02/14/2008 | 50 | Meas & List | | | RRC | 100 | 100 |
| 1988045 | 03/17/1988 | 99 | n/a | | | | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|-----------|------|------|------|-----|------------|-----------|
| 100 | S | 3,373 | CH | 1.00 | 100 | 1,007,875 | 8.20 | 100 | 1.00 | R09 | 2.75 | 639,890 |

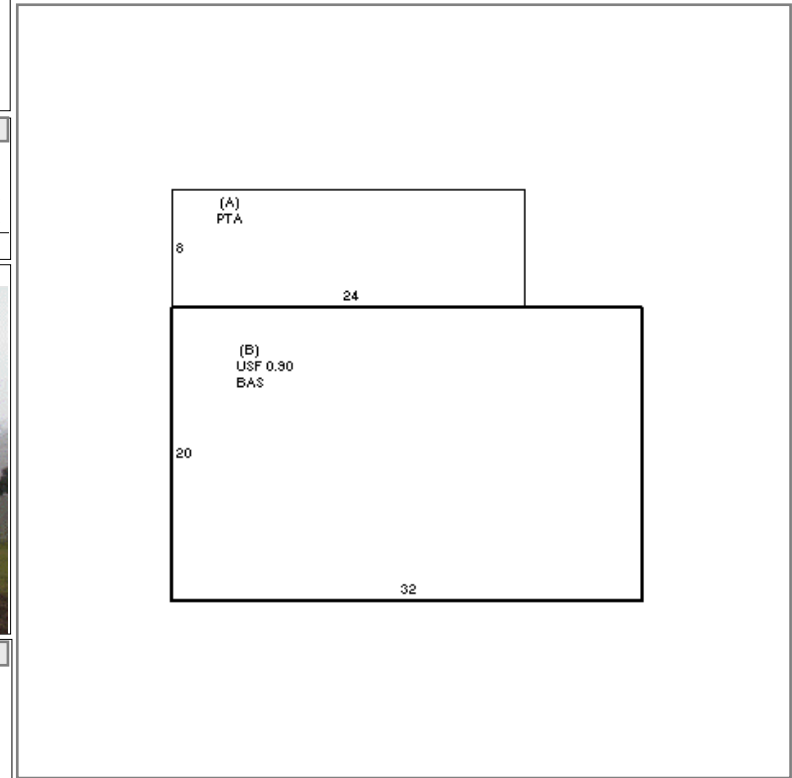
| TOTAL | 3,373 SF | ZONING | R40 | FRNT | 69 | ASSESSED | CURRENT | PREVIOUS |
|-------|----------|------------------|---|------|---------|----------|---------|----------|
| Nbhd | CHATHAM | N O T E | DOC1329878 BOATING /BEACH/REC Rights 12208-28 | | | LAND | 639,900 | 484,700 |
| Inf1 | 100 | | lot23 | LAND | 239,200 | 217,800 | | |
| Inf2 | 100 | | LAND | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 879,100 | 702,500 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 12/29/2021 | NF |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/29/2021 | EST |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW | 2/3/2022 | EMZ |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

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



| YEAR BLT | 1947 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ |
|------------|-------|------------|-------|--------------|----|---------------|------|
| NET AREA | 1,216 | DETAIL ADJ | 0.959 | FOUNDATION | 2 | SLAB | 0.95 |
| \$NLA(RCN) | \$259 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 |
| CAPACITY | | | | ROOF SHAPE | 1 | GABLE | 1.00 |
| STORIES | 1.9 | 1.00 | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 |
| ROOMS | 6 | 1.00 | | FLOOR COVER | 3 | W/W CARPET | 1.00 |
| BEDROOMS | 3 | 1.00 | | INT. FINISH | 2 | DRYWALL | 1.00 |
| FULL BATHS | 2 | 1.00 | | HEATING/COOL | 16 | ELECT BB W/AC | 1.01 |
| 1/2 BATHS | 0 | 1.00 | | FUEL SOURCE | 3 | ELECTRIC | 1.00 |
| FIXTURES | 6 | \$4,603 | | | | | |
| UNITS | 1 | 1.00 | | | | | |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 314,733 |
|------------|-----|---|-----------------|-------|------|-----------|---------|-------------------|---------|
| A | PTA | N | PATIO/STOOP | 192 | | 17.90 | 3,437 | CONDITION ELEM CD | |
| B | BAS | L | BAS AREA | 640 | 1947 | 261.21 | 167,173 | EXTERIOR | G |
| B | USF | L | UP-STRY FIN | 576 | 1947 | 221.64 | 127,667 | INTERIOR | G |
| | F21 | O | FPL 2S 1OP | 1 | | 10,376.00 | 10,376 | KITCHEN | V |
| | ODS | O | OUT DOOR SHWR-A | 1 | | 1,477.00 | 1,477 | BATHS | V |
| | | | | | | | | HEAT | A |
| | | | | | | | | ELECT | A |
| EFF.YR/AGE | | | | | | | | 1991 / 31 | |
| COND | | | | | | | | 24 24 % | |
| FUNC | | | | | | | | 0 | |
| ECON | | | | | | | | 0 | |
| DEPR | | | | | | | | 24 % GD 76 | |
| RCNLD | | | | | | | | \$239,200 | |