

Key: 3160

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.423

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BOYCE ADAM DAVID 12 OLDE COACH RD WESTBOROUGH, MA 01581				15E-27A-A41				84 OLD HARBOR RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOYCE ADAM DAVID				04/21/2020	L	420,000	32838-68				
URSO CATHERINE				09/26/2018	99	1	31556-112				
THE BANK OF NEW YORK TR				05/09/2018	L	518,500	31255-255				

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	%
95-017	01/26/2022	3	Renovations				100	100
	02/15/2008	50	Meas & List			RRC	100	100
	01/22/1995	99	n/a	5,000			100	100

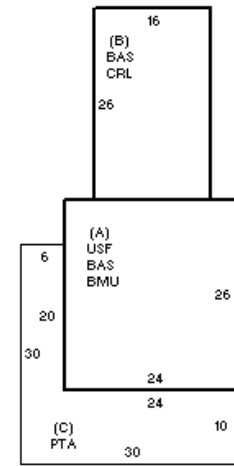
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,641	CH	1.00	1.00	916,250	5.25	1.00	MR1	2.50		622,710

TOTAL	5,641 SF	ZONING	R20	FRNT	52	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE driveway easement allow 86 & 88 old harbor access	LAND	622,700	415,100			
Inf1	100		BUILDING	516,000	452,900			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
TOTAL				1,138,700	868,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	LIST
STYLE	18	1.30	RENO'D ANTIQUE [100%]	REVIEW
QUALITY	+	1.13	PLUS AVE [63%]	1/26/2022
FRAME	1	1.00	WOOD FRAME [100%]	APK

G

YEAR BLT	1918	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	678,899	
NET AREA	1,664	DETAIL ADJ	1.311	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	624		80.73	50,374	CONDITION ELEM	CD	
\$NLA(RCN)	\$408	OVERALL	1.000	EXT. COVER	7	STUCCO	0.98	+	BAS	L	BAS AREA	1,040	1918	373.45	388,389	EXTERIOR	A	
CAPACITY				UNITS	ADJ	ROOF SHAPE	2	A	USF	L	UP-STRY FIN	624	1918	316.89	197,737	INTERIOR	G	
STORIES	2	1.00	ROOF COVER	1	1.00	B	CRL	N	CRAWL SPACE			416		24.01	9,988	KITCHEN	V	
ROOMS	0	1.00	FLOOR COVER	1	1.00	C	PTA	N	PATIO/STOOP			420		20.14	8,458	BATHS	G	
BEDROOMS	4	1.00	INT. FINISH	1	1.00		F21	O	FPL 2S 1OP			1		11,673.00	11,673	HEAT	A	
FULL BATHS	3	1.00	HEATING/COOL	9	1.03		ODS	O	OUT DOOR SHWR-A			1		1,661.60	1,662	ELECT	U	
1/2 BATHS	0	1.00	FUEL SOURCE	1	1.00													
FIXTURES	9	\$10,619																
UNITS	1	1.00																
																EFF.YR/AGE	1991 / 31	
																COND	24 24 %	
																FUNC	0	
																ECON	0	
																DEPR	24 % GD 76	
																RCNLD	\$516,000	