

Key: 3348

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.636

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  |  | PARCEL ID  |   |            |               | LOCATION      |  |  |  |
|---|--|--|--|------------|---|------------|---------------|---------------|--|--|--|
| JAMES J MURPHY IV FAMILY TRUST & KAREN P MURPHY FAMILY TRUST<br>PO BOX 174<br>NORWOOD, MA 02062 |  |  |  | 15G-64-2   |   |            |               | 79 ORLEANS RD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T | SALE PRICE | BK-PG (Certs) |               |  |  |  |
| JAMES J MURPHY IV FAMILY  |  |  |  | 06/24/2016 | A | 1          | 29749-342     |               |  |  |  |
| MURPHY JAMES J IV & KAREN   |  |  |  | 05/12/2011 | A | 1          | 25441-254     |               |  |  |  |
| WESTVILLE REALTY TRUST  |  |  |  | 10/15/1996 | A | 118,000    | 10435-59      |               |  |  |  |

| CLASS  | CLASS%     | DESCRIPTION   |              |         | BN ID      | BN  | CARD   |     |
|--------|------------|---------------|--------------|---------|------------|-----|--------|-----|
| 1010   | 100        | SINGLE FAMILY |              |         |            | 1   | 1 of 2 |     |
| PMT NO | PMT DT     | TY            | DESC         | AMOUNT  | INSP       | BY  | 1st    | %   |
| 21-731 | 08/19/2021 | 8             | Cyc. Reinsp. |         | 01/26/2022 | NF  | 100    | 100 |
|        | 02/28/2007 | 12            | INSULATION   | 1,900   |            | RRC | 100    | 100 |
| 02-471 |            | 50            | Meas & List  |         |            |     | 100    | 100 |
| 06-264 | 05/08/2006 | 3             | Renovations  | 250,000 | 02/28/2007 |     | 100    | 100 |
|        |            | 3             | Renovations  | 9,000   | 02/28/2007 |     | 100    | 100 |

| CD  | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 20,401   | MC   | 1.00 | 1.00 | 366,500  | 1.75 | 1.00 | 1.00 | MR3 | 1.00       | 299,730   |

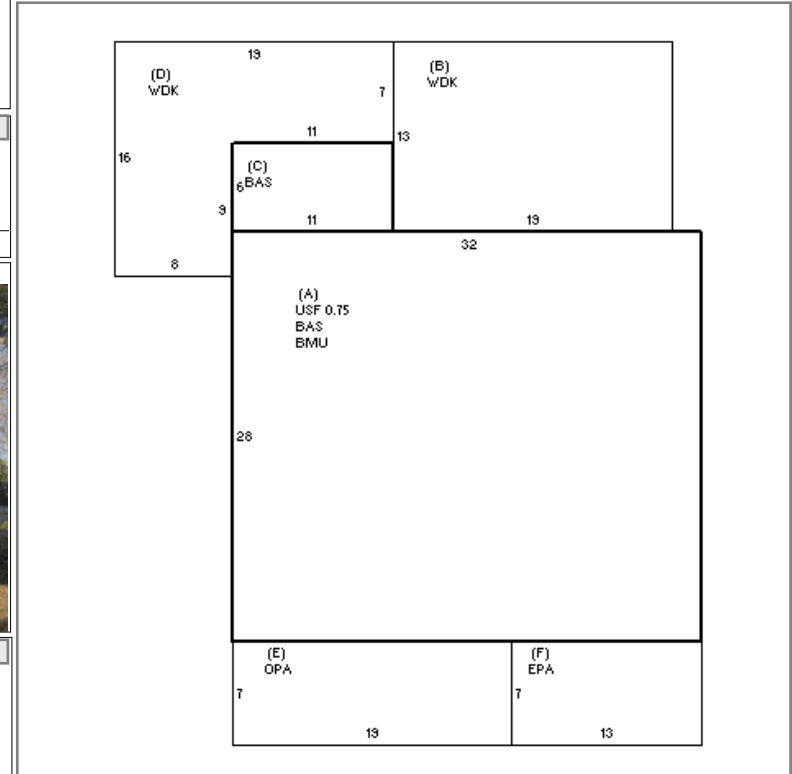
| TOTAL | 20,401 SF   | ZONING | R40      | FRNT    | 0       | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|-------------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd  | MID CHATHAM | NOTE   |          |         |         | LAND         | 299,700        | 224,800        |
| Inf1  | 100         |        | BUILDING | 331,200 | 301,400 |              |                |                |
| Inf2  | 100         |        | DETACHED | 11,600  | 11,000  |              |                |                |
|       |             |        | OTHER    | 317,100 | 291,700 |              |                |                |
|       |             |        |          |         |         | <b>TOTAL</b> | <b>959,600</b> | <b>828,900</b> |

| TY  | QUAL | COND | DIM/NOTE      | YB   | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|---------------|------|-------|-----------|--------|
| IPV | A    | 1.00 | 30 0.70 16X32 | 1984 | 512   | 32.40     | 11,600 |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 1/26/2022 | NF  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 1/26/2022 | EST |
| STYLE    | 7  | 1.00 | OLD STYLE [100%]  | REVIEW  | 2/10/2022 | EMZ |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

| YEAR BLT   | 1926  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION    | ADJ  | S   | BAT | T               | DESCRIPTION     | UNITS | YB        | ADJ PRICE | RCN     |
|------------|-------|------------|-------|--------------|----|----------------|------|-----|-----|-----------------|-----------------|-------|-----------|-----------|---------|
| NET AREA   | 1,634 | DETAIL ADJ | 0.990 | FOUNDATION   | 4  | FLR & WALL     | 1.00 | A   | BMU | N               | BSMT UNFINISHED | 896   |           | 74.33     | 66,602  |
| \$NLA(RCN) | \$317 | OVERALL    | 1.000 | EXT. COVER   | 1  | WOOD SHINGLE   | 1.00 | A   | USF | L               | UP-STRY FIN     | 672   | 1926      | 213.56    | 143,509 |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE          | 1.00 | +   | WDK | N               | WOOD DECK       | 452   |           | 58.40     | 26,397  |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SHIN  | 1.00 | +   | BAS | L               | BAS AREA        | 962   | 1926      | 251.68    | 242,112 |
|            |       |            |       | FLOOR COVER  | 14 | HARDWD/ASPH TL | 1.00 | E   | OPA | N               | OPEN PORCH      | 133   |           | 76.10     | 10,121  |
|            |       |            |       | INT. FINISH  | 1  | PLASTER        | 1.00 | F   | EPA | N               | ENCL PORCH      | 91    |           | 133.70    | 12,167  |
|            |       |            |       | HEATING/COOL | 4  | STEAM          | 0.99 | F21 | O   | FPL 2S 1OP      | 1               |       | 10,376.00 | 10,376    |         |
|            |       |            |       | FUEL SOURCE  | 2  | GAS            | 1.00 | ODS | O   | OUT DOOR SHWR-A | 1               |       | 1,477.00  | 1,477     |         |



| YEAR BLT   | 1926  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION    | ADJ  | S   | BAT | T               | DESCRIPTION     | UNITS | YB        | ADJ PRICE | RCN     |
|------------|-------|------------|-------|--------------|----|----------------|------|-----|-----|-----------------|-----------------|-------|-----------|-----------|---------|
| NET AREA   | 1,634 | DETAIL ADJ | 0.990 | FOUNDATION   | 4  | FLR & WALL     | 1.00 | A   | BMU | N               | BSMT UNFINISHED | 896   |           | 74.33     | 66,602  |
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|            |       |            |       | ROOF SHAPE   | 1  | GABLE          | 1.00 | +   | WDK | N               | WOOD DECK       | 452   |           | 58.40     | 26,397  |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SHIN  | 1.00 | +   | BAS | L               | BAS AREA        | 962   | 1926      | 251.68    | 242,112 |
|            |       |            |       | FLOOR COVER  | 14 | HARDWD/ASPH TL | 1.00 | E   | OPA | N               | OPEN PORCH      | 133   |           | 76.10     | 10,121  |
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|            |       |            |       | HEATING/COOL | 4  | STEAM          | 0.99 | F21 | O   | FPL 2S 1OP      | 1               |       | 10,376.00 | 10,376    |         |
|            |       |            |       | FUEL SOURCE  | 2  | GAS            | 1.00 | ODS | O   | OUT DOOR SHWR-A | 1               |       | 1,477.00  | 1,477     |         |

| TOTAL RCN  | 517,513   | 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      | \$331,200 |                |            |

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Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.637

LEGAL

| CURRENT OWNER   |  |  |  | PARCEL ID |   |            |  | LOCATION      |  |  |  |
|---|--|--|--|-----------|---|------------|--|---------------|--|--|--|
| JAMES J MURPHY IV FAMILY TRUST & KAREN P MURPHY FAMILY TRUST<br>PO BOX 174<br>NORWOOD, MA 02062 |  |  |  | 15G-64-2  |   |            |  | 79 ORLEANS RD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS       | T | SALE PRICE |  | BK-PG (Cert)  |  |  |  |
|   |  |  |  |           |   |            |  |               |  |  |  |


| CLASS  | CLASS% | DESCRIPTION   |      |        | BN ID | BN | CARD   |   |
|--------|--------|---------------|------|--------|-------|----|--------|---|
| 1010   | 100    | SINGLE FAMILY |      |        |       | 2  | 2 of 2 |   |
| PMT NO | PMT DT | TY            | DESC | AMOUNT | INSP  | BY | 1st    | % |
|        |        |               |      |        |       |    |        |   |

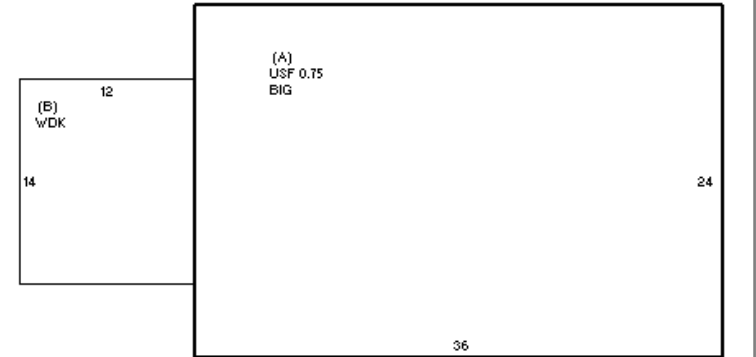
LAND

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|------|------|----------|-----|------|-----|----|------------|-----------|
|    |   |          |      |      |      |          |     |      |     |    |            |           |

| TOTAL | ZONING | FRNT | ASSESSED                                       | CURRENT | PREVIOUS |
|-------|--------|------|--|---------|----------|
| Nbhd  | NOTE   |      | LAND<br>BUILDING<br>DETACHED<br>OTHER<br>TOTAL | 317,100 |          |
| Inf1  |        |      |  |         |          |
| Inf2  |        |      |  |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO  |
|----|------|------|----------|----|-------|-----------|-------|--|
|    |      |      |          |    |       |           |       | 01/26/2022   |
|    |      |      |          |    |       |           |       |  |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 1/26/2022 | NF  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 1/26/2022 | EST |
| STYLE    | 17 | 0.95 | GAR/APT [100%]    | REVIEW  | 2/10/2022 | EMZ |
| QUALITY  | G  | 1.55 | GOOD [100%]       |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

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

G

| YEAR BLT   | 2005  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 382,029 |            |           |      |    |
|------------|-------|------------|-------|--------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|-----------|------|----|
| NET AREA   | 648   | DETAIL ADJ | 0.937 | FOUNDATION   | 2  | SLAB          | 0.95 | A | BIG | N | BUILT-IN GARAGE | 864   |      | 115.70    | 99,966  | CONDITION ELEM | CD      |            |           |      |    |
| \$NLA(RCN) | \$590 | OVERALL    | 1.000 | EXT. COVER   | 1  | WOOD SHINGLE  | 1.00 | A | USF | L | UP-STRY FIN     | 648   | 2005 | 411.81    | 266,856 |                |         | EXTERIOR   | A         |      |    |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE         | 1.00 | B | WDK | N | WOOD DECK       | 168   |      | 90.52     | 15,207  | INTERIOR       | A       |            |           |      |    |
|            |       |            |       | ROOF COVER   | 2  | WOOD SHIN     | 1.01 |   |     |   |                 |       |      |           |         | KITCHEN        | A       |            |           |      |    |
|            |       |            |       | FLOOR COVER  | 2  | SOFTWOOD      | 1.00 |   |     |   |                 |       |      |           |         | BATHS          | A       |            |           |      |    |
|            |       |            |       | INT. FINISH  | 2  | DRYWALL       | 1.00 |   |     |   |                 |       |      |           |         | HEAT           | A       |            |           |      |    |
|            |       |            |       | HEATING/COOL | 9  | WARM/COOL AIR | 1.03 |   |     |   |                 |       |      |           |         | ELECT          | A       |            |           |      |    |
|            |       |            |       | FUEL SOURCE  | 2  | GAS           | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |           |      |    |
|            |       |            |       |              |    |               |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 2005 / 17 |      |    |
|            |       |            |       |              |    |               |      |   |     |   |                 |       |      |           |         |                |         | COND       | 17 17 %   |      |    |
|            |       |            |       |              |    |               |      |   |     |   |                 |       |      |           |         |                |         | FUNC       | 0         |      |    |
|            |       |            |       |              |    |               |      |   |     |   |                 |       |      |           |         |                |         | ECON       | 0         |      |    |
|            |       |            |       |              |    |               |      |   |     |   |                 |       |      |           |         |                |         | DEPR       | 17        | % GD | 83 |
|            |       |            |       |              |    |               |      |   |     |   |                 |       |      |           |         |                |         | RCNLD      | \$317,100 |      |    |