

Key: 3694

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.022

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FABRIZIO FRANCIS J & CHRISTIANE A 118 SOUTH ST HINGHAM, MA 02043				16B-76-HA				85 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FABRIZIO FRANCIS J & CHRI				01/19/2010	A	1	24310-269				
CHRISTIANE A FABRIZIO REV				01/18/2010	A	1	24310-269				
FABRIZIO FRANCIS J				07/16/2004	QS	1,550,000	18834-312				

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	%
23-378	04/20/2023	3	Renovations	6,200				0
	02/17/2007	50	Meas & List			RRC	100	100
	03/18/2006	50	Meas & List			RRC	100	100
05-635	12/30/2005	2	Additions	99,000	02/17/2007			100
05-389	08/31/2005	2	Additions	485,000	03/26/2019	APK	100	100

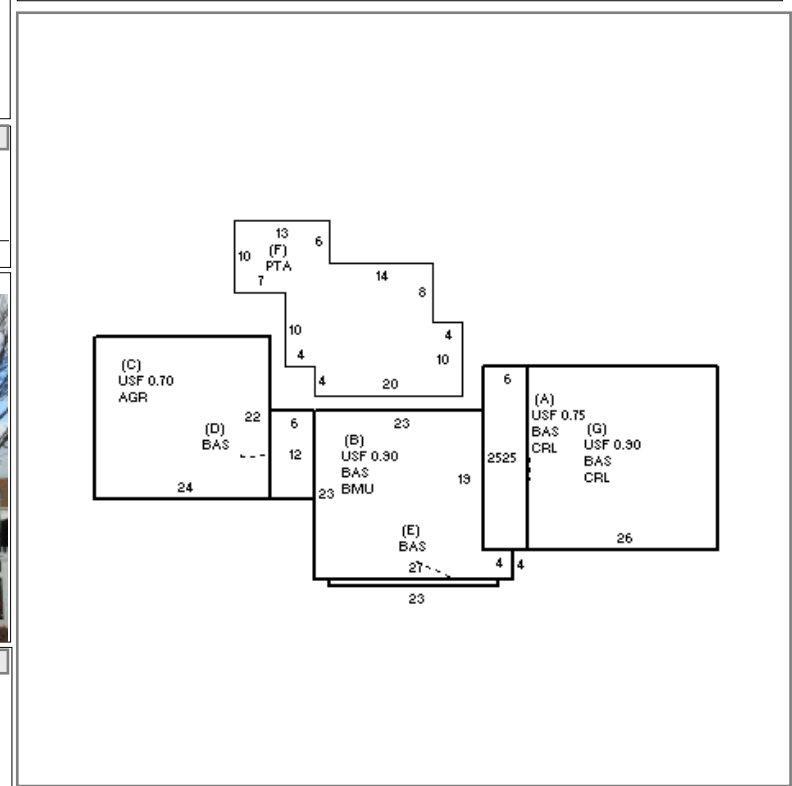
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	14,356	CH	1.00	1.00	1.00	1.00	2,932,000	2.35	100	1.00	W12 8.00	2,272,240

TOTAL	14,356 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE	LAND	2,272,200	1,893,400			
Inf1	100		BUILDING	787,900	726,100			
Inf2	100		DETACHED	1,100	1,000			
			OTHER	0	0			
			TOTAL	3,061,200	2,620,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X10	2005	80	15.24	1,100



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	12/31/2019	APK
MODEL	1		RESIDENTIAL	LIST	12/31/2019	APK
STYLE	21	1.00	ANTIQUE [100%]	REVIEW	12/31/2019	APK
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1820	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,998	DETAIL ADJ	1.060	FOUNDATION	3	FOUND WALL	1.00	+	CRL	N	CRAWL SPACE	800		24.29	19,435
\$NLA(RCN)	\$324	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	698	1820	248.53	173,471
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	545	81.68	44,516
STORIES	1.9	1.00	ROOF COVER	2	WOOD SHIN	1.01	+	USF	L	UP-STRY FIN	860	2005	248.53	213,732	
ROOMS	7	1.00	FLOOR COVER	23	SOFTWD/CARPET	1.00	C	AGR	N	ATTACHED GARAGE	528		93.44	49,336	
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	617	2005	292.89	180,713	
FULL BATHS	3	1.00	HEATING/COOL	11	HT-WT/COOL AIR	1.05	+	BAS	L	BAS AREA	823	1820	292.89	241,048	
1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	F	PTA	N	PATIO/STOOP	490		21.48	10,525	
FIXTURES	13	\$13,229						F21	O	FPL 2S 1OP	2		12,451.20	24,902	
UNITS	0	1.00						GEN	O	GENERATOR	1		0.00		
								ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772	

TOTAL RCN	972.679
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2003 / 19
COND	19 19%
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$787,900