

Key: 44

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 51

LEGAL

LAND

DETACHED


BUILDING

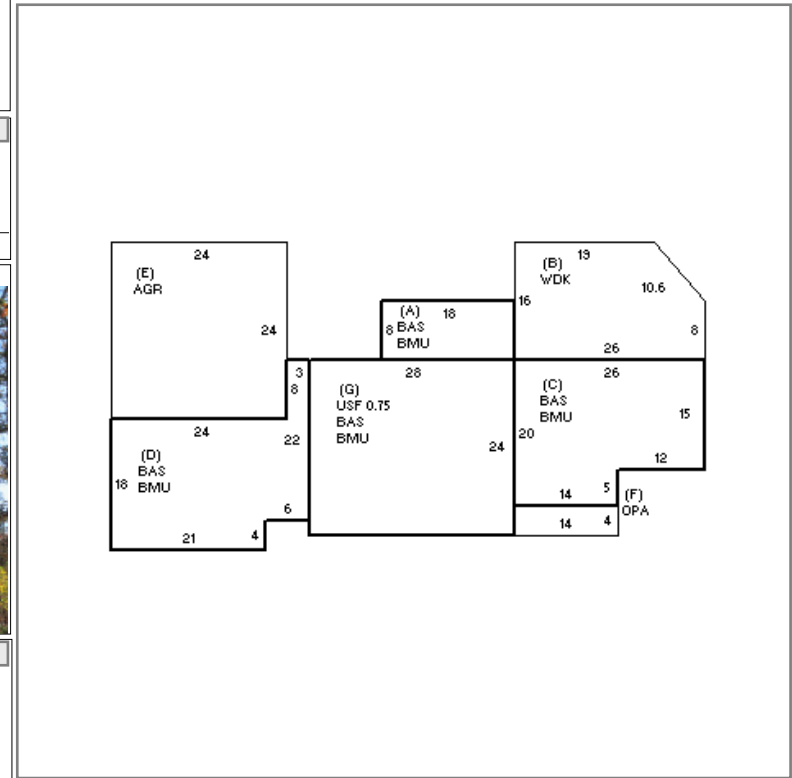
CURRENT OWNER				PARCEL ID				LOCATION			
KODZIS EDWARD M & CHERYL 9 HEMLOCK DR CANTON, MA 02021-1108				10B-29-B16				53 AUNT NABBYS LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KODZIS EDWARD M & CHERYL				05/23/2011	A	340,000	(194315)				
KODZIS CHERLY & DAVID H & REIN BABARA E ET AL				04/09/2010	A	1	(191097)				
				04/08/2010	A	1	(191096)				

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	%
98-308	10/16/2007	50	Meas & List			RRC	100	100
97-446	10/01/1998	99	n/a	240,000			100	100
1997067	12/01/1997	99	n/a	203,250			100	100
SEPT 96-77	04/03/1997	99	n/a				100	100
	04/05/1996	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	12,160	WC	1.00	1.00	1.00	1.00	641,375	2.71	100	1.00	R06 1.75	485,060

TOTAL	12,160 SF	ZONING	R20	FRNT	105	ASSESSED	LAND 485,100 BUILDING 691,100 DETACHED 0 OTHER 0 TOTAL 1,176,200	CURRENT	404,200 636,900 0 0 1,041,100	PREVIOUS	
Nbhd	WEST CHATHAM	NOTE		LAND		ASSESSED		CURRENT		PREVIOUS	
Inf1	100	NOTE		BUILDING		ASSESSED		CURRENT		PREVIOUS	
Inf2	100	NOTE		DETACHED		ASSESSED		CURRENT		PREVIOUS	
Inf2	100	NOTE		OTHER		ASSESSED		CURRENT		PREVIOUS	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/12/2012
									



BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	11/15/2012	SF
MODEL	1		RESIDENTIAL	LIST			
STYLE	4	1.00	CAPE [100%]	REVIEW			
QUALITY	+	1.20	PLUS AVE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1999	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	874,837
NET AREA	2,266	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,762		78.18	137,744	CONDITION ELEM	CD
\$NLA(RCN)	\$386	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,762	1999	287.51	506,590	EXTERIOR	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	1.00	B	WDK	N	WOOD DECK	388		70.08	27,191	INTERIOR	
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	1.00	E	AGR	N	ATTACHED GARAGE	576		92.60	53,339	KITCHEN	
ROOMS	0	1.00	FLOOR COVER	13	HARDWD/CARPET	1.00	1.00	F	OPA	N	OPEN PORCH	56		91.33	5,114	BATHS	
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	1.00	G	USF	L	UP-STRY FIN	504	1999	243.96	122,956	HEAT	
FULL BATHS	2	1.00	HEATING/COOL	1	FORCED AIR	1.00	1.00	F21	O	FPL 2S 1OP	1		12,451.20	12,451	ELECT		
1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	1.00	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772			
FIXTURES	8	\$7,680															
UNITS	1	1.00															

EFF.YR/AGE	2001 / 21
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$691,100