

Key: 4697

Town of CHATHAM - Fiscal Year 2024

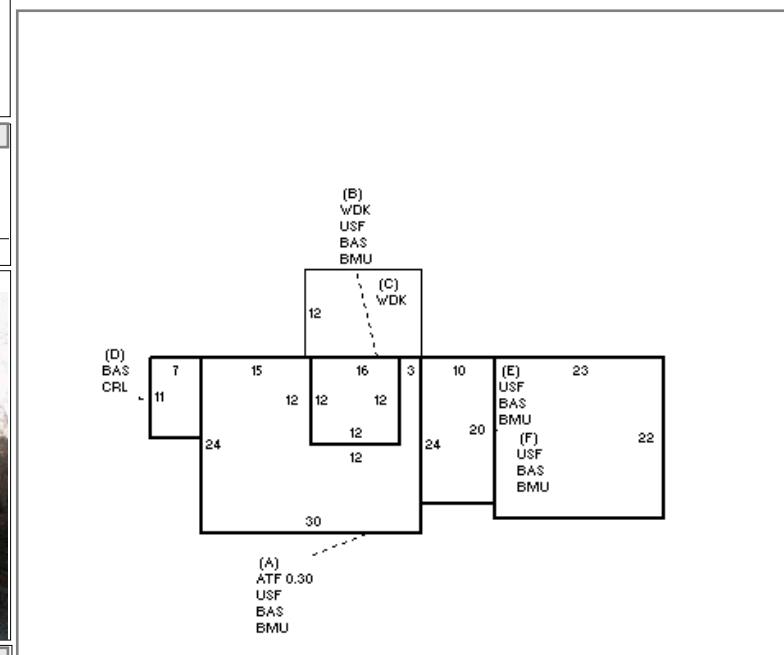
9/7/2023 9:38 am SEQ #: 5.130

| CURRENT OWNER | | PARCEL ID | | | | LOCATION | | | | | | |
|--|---|------------|------|------------|--------------|--------------|-----|-------|-----|------|------------|-----------|
| PETRIK CHRISTOPHER & ANN MARIE 52 FOREST ST MILTON, MA 02186 | | 3C-51-E4 | | | | 20 CIRCLE DR | | | | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | | | |
| PETRIK CHRISTOPHER & ANN | | 07/09/2021 | QS | 1,400,000 | 34284-25 | | | | | | | |
| LEBLOND KELLY J & TYRONE | | 01/26/2010 | S | 330,000 | 24324-190 | | | | | | | |
| SOVEREIGN BANK | | 01/19/2010 | L | 509,618 | 24308-140 | | | | | | | |
| CD | T | AC/SF/UN | Nbhd | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 10,000 | SC | 1.00 | 100 | 1.00 | 100 | 1.00 | R04 | 1.50 | | 404,290 |

| 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 % |
| | | 8 | Cyc. Reinsp. | | 12/07/2021 | TCK | 100 100 |
| 10-270 | 01/12/2011 | 50 | Meas & List | | 01/12/2011 | CE | 100 100 |
| 10-221 | 07/23/2010 | 2 | Additions | 200 | 01/12/2011 | | 100 100 |
| 10-044 | 06/11/2010 | 2 | Additions | 500 | 01/12/2011 | | 100 100 |
| | 02/11/2010 | 3 | Renovations | 55,000 | 01/12/2011 | | 100 100 |

| TOTAL | 10,000 SF | ZONING | R20 | FRNT | 105 | ASSESSED | CURRENT | PREVIOUS |
|--------------|---------------|--------|----------|-----------|-----------|------------------|------------------|----------|
| Nbhd | SOUTH CHATHAM | NOTE | | | | LAND | 404,300 | 314,400 |
| Infl1 | 100 | | BUILDING | 1,105,000 | 1,005,900 | | | |
| Infl2 | 100 | | DETACHED | 6,300 | 6,100 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | | | | 1,515,600 | 1,326,400 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|----|-------|-----------|-------|
| PTD | G | 1.20 10 0.90 | 20X26 | | 520 | 13.56 | 6,300 |



| BUILDING | CD | ADJ | DESC | MEASURE | 12/7/2021 | TCK |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/7/2021 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 1/13/2022 | EMZ |
| QUALITY | G | 1.55 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1960 | SIZE ADJ | 1.000 |
|------------|-------|------------|----------|
| NET AREA | 3,102 | DETAIL ADJ | 1.050 |
| \$NLA(RCN) | \$409 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 1.75 | 1.00 |
| ROOMS | | 7 | 1.00 |
| BEDROOMS | | 4 | 1.00 |
| FULL BATHS | | 3 | 1.00 |
| 1/2 BATHS | | 0 | 1.00 |
| FIXTURES | | 13 | \$16,926 |
| UNITS | | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|--------------|----|----------------|------|-----|-----|-----------------|-----------------|-------|------|-----------|---------|
| FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,426 | | 103.57 | 147,684 |
| EXT. COVER | 1 | WOOD SHINGLE | 1.00 | + | BAS | L | BAS AREA | 997 | 1960 | 373.51 | 372,394 |
| ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UP-STRY FIN | 920 | 1960 | 316.94 | 291,585 |
| ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | A | ATF | L | FINISHED ATTIC | 173 | 1960 | 224.67 | 38,868 |
| FLOOR COVER | 16 | HARDWD/OTHER | 1.00 | + | WDK | N | WOOD DECK | 336 | | 90.52 | 30,414 |
| INT. FINISH | 2 | DRYWALL | 1.00 | D | CRL | N | CRAWL SPACE | 77 | | 30.80 | 2,372 |
| HEATING/COOL | 11 | HT-WT/COOL AIR | 1.05 | F | BAS | L | BAS AREA | 506 | 2006 | 373.51 | 188,998 |
| FUEL SOURCE | 2 | GAS | 1.00 | F | USF | L | UP-STRY FIN | 506 | 2006 | 316.94 | 160,371 |
| | | | | BMG | O | BSMT GARAGE | | 2 | | 4,292.75 | 8,586 |
| | | | | GFP | O | GAS LOG/FP/E FP | | 1 | | 9,644.10 | 9,644 |
| | | | | ODS | O | OUT DOOR SHWR-A | | 1 | | 2,289.40 | 2,289 |

| TOTAL RCN | 1,270,129 |
|----------------|-------------|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT | U |
| ELECT | U |
| EFF. YR/AGE | 2009 / 13 |
| COND | 13 13 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 13 % GD 87 |
| RCNLD | \$1,105,000 |