

Key: 4742

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.177

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
PRENDERGAST ROBERT & ROBIN 70 ALPINE DR HOLLISTON, MA 01746				3C-88-B82				24 BOBBIES LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PRENDERGAST ROBERT & ROBI				05/23/2003	QS	375,000	16974-146					
LECLAIRE, CHRIS				11/10/1998	H	99,000	11831-334					
LANGLOIS, WILLIAM				07/08/1964	QS	2,000	1261-151					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	SC	1.00	100	586,400	3.20	100	1.00	R05	1.60	431,240

TOTAL	10,000 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE 1 lot south of Public Tennis Court	LAND	431,200	359,400			
Inf1	100		BUILDING	372,000	342,600			
Inf2	100		DETACHED	1,200	1,200			
			OTHER	0	0			
			TOTAL	804,400	703,200			

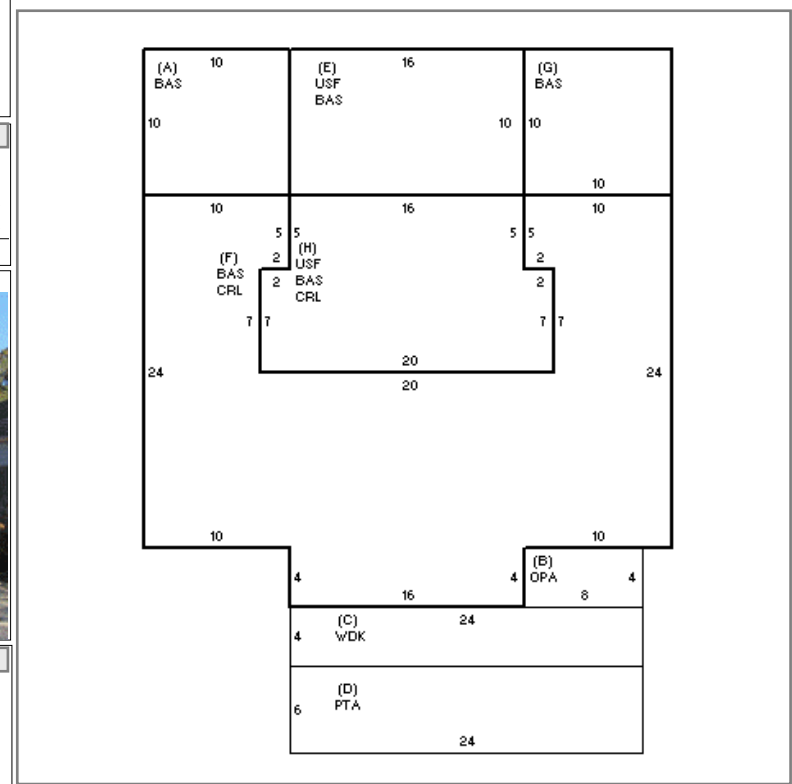
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X12	2008	96	14.26	1,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/11/2021	TCK
MODEL	1		RESIDENTIAL	LIST	11/11/2021	EST
STYLE	8	0.94	CONTEMPORARY [90%]	REVIEW	12/21/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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 %
08-283	01/29/2009	50	Meas & List			RRC	100 100
	06/11/2008	4	Outbuildings	6,000	11/11/2021	TCK	100 100
	01/21/2006	50	Meas & List			RRC	100 100
000000926	03/07/2005	2	Additions	100,000			100 100
P2005085	02/08/2005	2	Additions	39,660			100 100



YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	432,590
NET AREA	1,668	DETAIL ADJ	0.968	FOUNDATION	5	OTHER	1.00	+	BAS	L	BAS AREA	420	2005	245.11	102,945	CONDITION ELEM	CD
\$NLA(RCN)	\$259	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	OPA	N	OPEN PORCH	32		76.09	2,435	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	96		58.40	5,606	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	PTA	N	PATIO/STOOP	144		17.90	2,578	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	E	BAS	L	BAS AREA	160	2005	245.11	39,217	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	E	USF	L	UP-STRY FIN	160	2005	207.98	33,277	HEAT	U
				HEATING/COOL	9	WARM/COOL AIR	1.03	+	CRL	N	CRAWL SPACE	928		21.92	20,343	ELECT	U
				FUEL SOURCE	2	GAS	1.00	F	BAS	L	BAS AREA	708	1967	245.11	173,535		
								H	USF	L	UP-STRY FIN	220	1967	207.98	45,756		
									ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477		
												EFF.YR/AGE	2008 / 14				
												COND	14 14 %				
												FUNC	0				
												ECON	0				
												DEPR	14 % GD		86		
												RCNLD			\$372,000		