

Key: 493

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 565

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
THE CHRISTINE FRASER TRUST FRASER CHRISTINE TRSTE 16 EVERGREEN LN WALPOLE, MA 02081				11A-24-C13				56 SEARS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
THE CHRISTINE FRASER TRUS				06/14/2018	A	100	31336-120				
FRASER JOHN J & CHRISTINE				09/01/2016	QS	1,910,000	29905-336				
MOZDEAN ROBERT R				07/01/2014	QS	1,850,000	()				

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	%
23-646	08/07/2023	97	WEATHERIZATI	4,681			100	100
	02/06/2017	98	SALES QUESTI				100	100
13-311	06/04/2013	1	New Construc	600,000	05/05/2015	MW	100	100

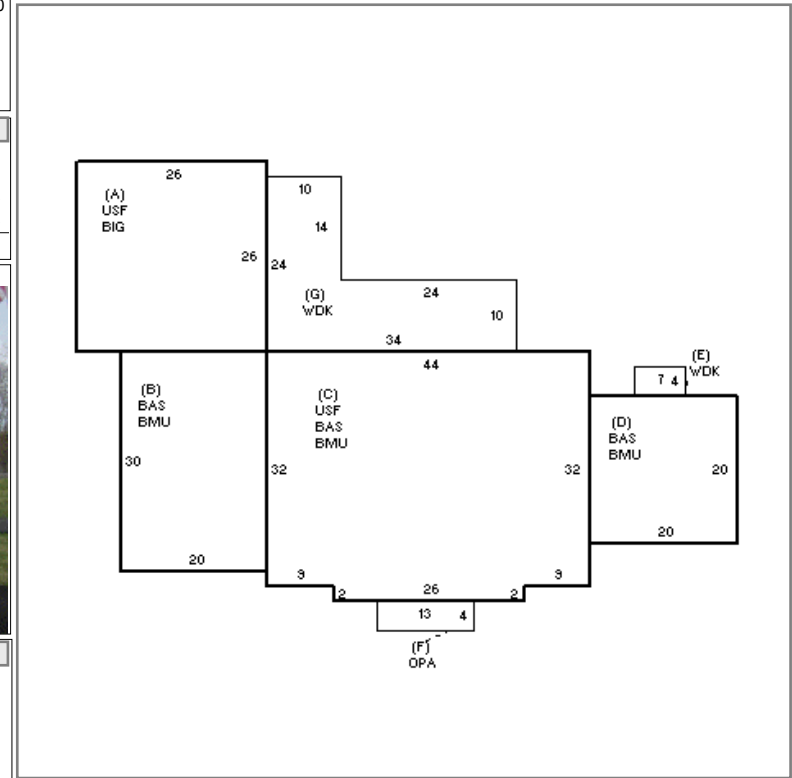
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	CH	1.00	100	1,007,875	1.00	100	1.00	R09	2.75	925,510
300	A	0.006	CH	1.00	100	52,800	1.00	100	1.00	R09	2.75	320

TOTAL	40,238 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE Level Wooded Lot Previously 0 Harbor Hill Rd				LAND	925,800	701,300
Inf1	100		LAND BUILDING	2,152,000	1,915,800			
Inf2	100		OTHER	0	0			
						TOTAL	3,077,800	2,617,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	05/05/2015
BLDG COMMENTS	



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/3/2014	MR
MODEL	1		RESIDENTIAL	LIST	4/3/2014	EST
STYLE	19	1.30	NEW STYLE [100%]	REVIEW	5/19/2015	TD
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2013	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,596	DETAIL ADJ	1.339	FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	676		117.86	79,673
\$NLA(RCN)	\$515	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	2,136	2013	388.18	829,160
				ROOF SHAPE	3	GAMBREL	1.00	+	BMU	N	BSMT UNFINISHED	2,460		96.88	238,316
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BAS	L	BAS AREA	2,460	2013	457.48	1,125,392
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	508		90.52	45,984
				INT. FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	52		117.95	6,133
				HEATING/COOL	9	WARM/COOL AIR	1.03	GFP	O	GAS LOG/FP/E FP	1		9,644.10	9,644	
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289	

TOTAL RCN	2,364,817
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE 2013 / 9	
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$2,152,000