

Key: 495

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 567

LEG
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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
CAPELLO DANIEL A & KIMBERLY A 625 STRAWBERRY HILL RD CONCORD, MA 01742				11A-24B-C12				28 HARBOR HILL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CAPELLO DANIEL A & KIMBER LONG HARBOR PROPERTIES LL				01/29/2016	F	1,325,000	1 29423-242 29176-274				
BROWN FAMILY NOMINEE TRUS				10/01/2015	O		1 27269-304				
BROWN FAMILY NOMINEE TRUS				04/05/2013	A		1 27269-304				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-341	04/06/2023	10	Reroof	20,000			0 0
21-038	02/22/2021	12	INSULATION	1,500	03/23/2021	NF	100 100
21-419	07/14/2020	6	Pools etc	85,000	03/25/2022	NF	100 100
17-849	11/30/2017	11	Window Rplc	12,000	07/02/2018	WFF	100 100
16-834	12/12/2016	3	Renovations	20,000	04/13/2017	NF	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	1,108,663	1.00	MDW	1.10	R09	2.75	1,018,060
300	A	0.011	CH	1.00	100	52,800	1.00	R09	1.00	R09	2.75	580

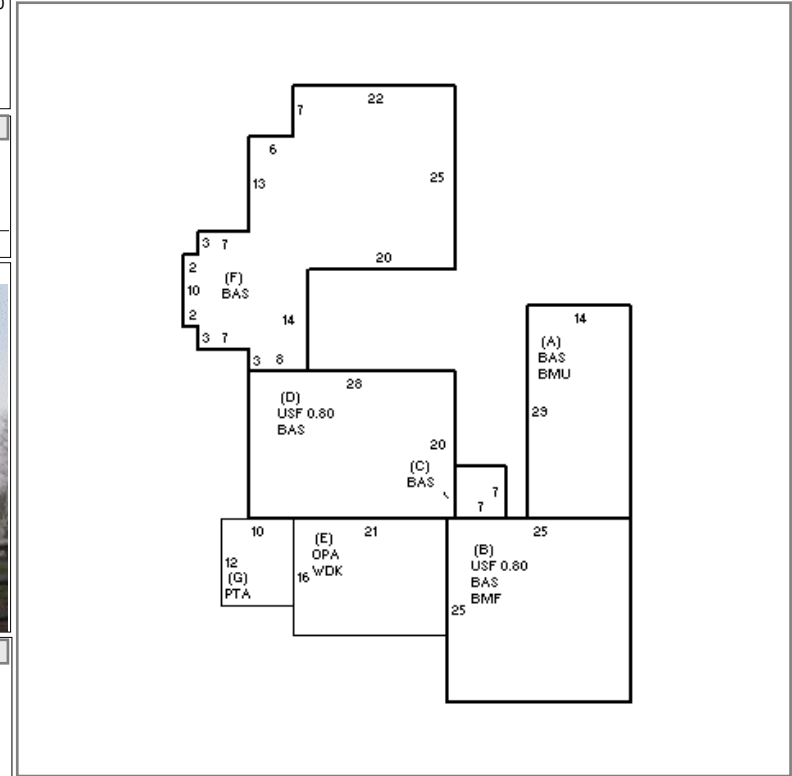
TOTAL	40,480 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE				LAND	1,018,600	771,700
Inf1	100		BUILDING	1,207,500	1,099,500			
Inf2	100		DETACHED	45,500	24,800			
			OTHER	170,200	154,400			
						TOTAL	2,441,800	2,050,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	A	1.00	10 0.90 ROOF DECK 8X		80	16.60	1,200
IPG	V	1.50	10 0.90 40X18HEATED	2020	720	57.66	37,400
PTD	V	1.50	10 0.90	2021	450	16.95	6,900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/6/2022	EMZ
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	3,490	DETAIL ADJ	1.060
\$NLA(RCN)	\$444	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	10	1.00	
BEDROOMS	7	1.00	
FULL BATHS	5	1.00	
1/2 BATHS	1	1.00	
FIXTURES	19	\$24,974	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	2	WOOD SHIN	1.01
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	406		140.24	56,939
B	BMF	N	BSMT FINISH-SEP	625		168.33	105,206
+	USF	L	UP-STRY FIN	948	1940	315.39	298,987
+	BAS	L	BAS AREA	2,542	1940	371.68	944,823
E	WDK	N	WOOD DECK	336		90.52	30,414
E	OPA	N	OPEN PORCH	336		117.96	39,634
G	PTA	N	PATIO/STOOP	120		27.75	3,329
	WDK	N	WOOD DECK	100		90.52	9,052
	F21	O	FPL 2S 1OP	2		16,082.80	32,166
	KIT	O	EXTRA KITCHEN	1		2,526.50	2,527

TOTAL RCN	1,548,050
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$1,207,500

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LEGAL

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625 STRAWBERRY HILL RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
CONCORD, MA 01742											


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

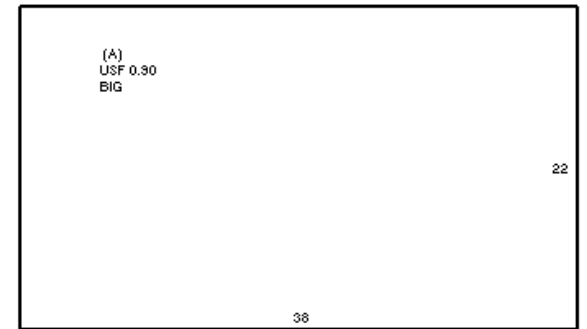
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	170,200	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/25/2022
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST	4/13/2017	NF
STYLE	17	0.95	GAR/APT [100%]	REVIEW	7/18/2018	TD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	257,860
NET AREA	752	DETAIL ADJ	0.947	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	836		74.82	62,550		
\$NLA(RCN)	\$343	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	752	1957	253.73	190,803		
				ROOF SHAPE	1	GABLE	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477		
				ROOF COVER	1	ASPH/CMP SHIN	1.00										
				FLOOR COVER	2	SOFTWOOD	1.00										
				INT. FINISH	5	OTHER	1.00										
				HEATING/COOL	11	HT-WT/COOL AIR	1.05										
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE 1970 / 52	
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$170,200