

Key: 4991

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.430

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CYDSUZ HOLDINGS LLC 22 PROSPECT ST ACTON, MA 01720				4C-22-21				122 MILL CREEK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CYDSUZ HOLDINGS LLC				12/12/2022	B	100	35536-279				
COTTER BRENDAN M & BRIAN				12/06/2022	A	100	35525-41				
SARAH G COTTER FAMILY TRU				12/09/2014	A	1	28559-84				

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	%
22-945	11/10/2022 03/09/2009	97 50	WEATHERIZATI Meas & List	8,020		RRC	100	100

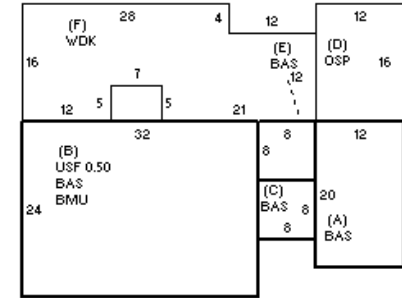
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,705	SC	1.00	1.00	586,400	3.29	1.00	R05	1.60		429,410

TOTAL	9,705 SF	ZONING	R20	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE			LAND	429,400	357,800	
Inf1	100		BUILDING	364,300	296,000			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
					TOTAL	793,700	653,800	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/10/2021	TCK
MODEL	1		RESIDENTIAL	LIST	12/10/2021	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	1/14/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	520,446	
NET AREA	1,520	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BAS AREA	240	1986	271.17	65,080	CONDITION ELEM	CD	
\$NLA(RCN)	\$342	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	BMU	N	BSMT UNFINISHED	768		77.46	59,493	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	USF	L	UP-STRY FIN	384	1955	230.09	88,356	INTERIOR	G
STORIES	1.5	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	C	BAS	L	BAS AREA	64	1950	271.17	17,355	KITCHEN	A		
ROOMS	7	1.00	FLOOR COVER	12	HARDWD/SOFTWD	1.00	D	OSP	N	OPEN SCR PORCH	192		78.80	15,130	BATHS	G		
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	832	1955	271.17	225,610	HEAT	A		
FULL BATHS	1	1.00	HEATING/COOL	11	HT-WT/COOL AIR	1.05	F	WDK	N	WOOD DECK	557		58.40	32,529	ELECT	A		
1/2 BATHS	1	1.00	FUEL SOURCE	1	OIL	1.00	F21	O	FPL 2S 1OP	1			10,376.00	10,376				
FIXTURES	6	\$5,040					ODS	O	OUT DOOR SHWR-A	1			1,477.00	1,477				
UNITS	1	1.00																
																EFF.YR/AGE	1973 / 49	
																COND	30 30 %	
																FUNC	0	
																ECON	0	
																DEPR	30 % GD 70	
																RCNLD	\$364,300	