Key: 5024 **Town of CHATHAM - Fiscal Year 2024** 9/7/2023 9:38 am SEQ #: 5,464

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LINES JEFFREY K & PATRICIA **23 HILLCREST RD** **MEDFIELD, MA 02052**	**4C-49A-MS3**	**28 EEL RIVER RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LINES JEFFREY K & PATRICI	02/24/2014	QS	870,000	27999-326
ESTATE OF SUSAN TODIS	02/28/1983	N	75,000	3683-201

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	%
15-157	04/06/2015	3	Renovations	7,500	05/31/2016	WFF	100	100
13-319	06/07/2013	3	Renovations	105,000	04/22/2014	MR	100	100
12-279	05/31/2012	3	Renovations	100,000	04/13/2015	MW	100	100
	03/09/2009	50	Meas & List			RRC	100	100
1982166	11/09/1982	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,500	SC 1.00	90 0.90	100 1.00	692,685	2.33	100 1.00	CF1 2.10			537,610

TOTAL	14,500 SF	ZONING	R20	FRNT	100

Nbhd	SOUTH CHATHAM
Infl1	90
Infl2	100

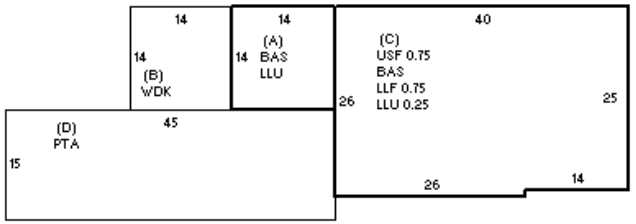
NOTE: INFL = ACCESS

ASSESSED	CURRENT	PREVIOUS
LAND	537,600	448,000
BUILDING	738,700	679,600
DETACHED	5,200	4,900
OTHER	0	0
TOTAL	**1,281,500**	**1,132,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
STR	G 1.20	10 0.90	4X40	2014	160	36.00	5,200

PHOTO 02/17/2022



BLDG COMMENTS
LLF=3RMS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	+	1.20	PLUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/17/2022	TCK
LIST	2/17/2022	EST
REVIEW	3/2/2022	EMZ

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,992	DETAIL ADJ	1.050
$NLA(RCN)	$417	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$6,048
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	13	HARDWD/CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UN	453		162.21	73,483
+	BAS	L	BAS AREA	1,222	1983	287.90	351,816
B	WDK	N	WOOD DECK	196		70.08	13,735
C	LLF	N	LOWER LEVEL FIN	770		211.87	163,142
C	USF	L	UP-STRY FIN	770	1983	244.29	188,106
D	PTA	N	PATIO/STOOP	675		21.48	14,500
	F22	O	FPL 2S 2OP	1		17,436.00	17,436
	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	830,039

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2011 / 11
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	$738,700