

Key: 5093

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.536

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|---|----------|------|------------|------|------------------|-----|--------------------|-----|------|------------|-----------|
| ANAPOLLE ROSS & SHOSHANA 320 QUINOBEQUIN RD WABAN, MA 02468 | | | | 4D-42-M6 | | | | 47 JUNIPER LN WEST | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | | |
| ANAPOLLE ROSS & SHOSHANA | | | | 10/09/2020 | QS | 775,000 (224015) | | | | | | |
| ROBERT JAMES H & PATRICIA | | | | 05/04/2018 | H | 300,000 (216092) | | | | | | |
| BEJOIAN JAMES TRUSTEE | | | | 01/22/2004 | A | 1 (171956) | | | | | | |
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 15,227 | SC | 1.00 | 100 | 1.00 | 100 | 1.00 | R04 | 1.50 | | 429,790 |

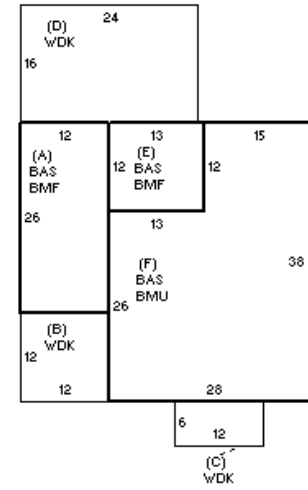
| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|--------|------------|---------------|--------------|--------|------------|--------|---------|
| 1010 | 100 | SINGLE FAMILY | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| 19-196 | 11/23/2020 | 98 | SALES QUESTI | | | | 100 100 |
| | 03/26/2019 | 99 | n/a | 1,000 | 02/21/2020 | TCK | 100 100 |
| | 02/01/2019 | 99 | n/a | | 04/15/2021 | NF | 100 100 |
| | 02/01/2019 | 99 | n/a | | 04/15/2021 | NF | 100 100 |
| 18-524 | 07/06/2018 | 3 | Renovations | 65,500 | 02/21/2020 | TCK | 100 100 |

| TOTAL | 15,227 SF | ZONING | R20 | FRNT | 100 | ASSESSED | CURRENT | PREVIOUS |
|-------|---------------|--|---------------|---------|---------|----------|-----------|----------|
| Nbhd | SOUTH CHATHAM | NOTE Deded water access + Mooring at Taylors Pond | | | | LAND | 429,800 | 334,300 |
| Inf1 | 100 | | LAND BUILDING | 587,700 | 535,000 | | | |
| Inf2 | 100 | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 1,017,500 | 869,300 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BLDG COMMENTS
 BMF=MEDIA RM, 1/2 BATH
 INFO @ DOOR 12/28/21



| BUILDING | CD | ADJ | DESC | MEASURE | 12/28/2021 | TCK |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 2/21/2019 | TCK |
| STYLE | 7 | 1.00 | OLD STYLE [100%] | REVIEW | 1/28/2022 | EMZ |
| QUALITY | + | 1.20 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1924 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 653,020 | | | | |
|------------|-------|------------|-------|--------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|-----------|------|----|
| NET AREA | 1,376 | DETAIL ADJ | 1.030 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMF | N | BSMT FINISH-SEP | 468 | | 130.32 | 60,990 | CONDITION ELEM | CD | | | | |
| \$NLA(RCN) | \$475 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | + | BAS | L | BAS AREA | 1,376 | 1924 | 326.37 | 449,086 | EXTERIOR | V | | | | |
| | | | | ROOF SHAPE | 2 | HIP | 1.00 | + | WDK | N | WOOD DECK | 600 | | 70.08 | 42,048 | INTERIOR | V | | | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | F | BMU | N | BSMT UNFINISHED | 908 | | 88.86 | 80,689 | KITCHEN | V | | | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | | BMG | O | BSMT GARAGE | 1 | | 3,324.00 | 3,324 | BATHS | V | | | | |
| | | | | INT. FINISH | 1 | PLASTER | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 8,972.40 | 8,972 | HEAT | U | | | | |
| | | | | HEATING/COOL | 9 | WARM/COOL AIR | 1.03 | | | | | | | | | ELECT | U | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2012 / 10 | | |
| | | | | | | | | | | | | | | | | | | COND | 10 10% | | |
| | | | | | | | | | | | | | | | | | | FUNC | 0 | | |
| | | | | | | | | | | | | | | | | | | ECON | 0 | | |
| | | | | | | | | | | | | | | | | | | DEPR | 10 | % GD | 90 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$587,700 | | |