

Key: 521

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 601

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
KEVIN & PAMELA O'BRIEN FAM NOM TRUST O'BRIEN KEVIN P & PAMELA L TRSTES 22 SKYVIEW LN SUDBURY, MA 01776				11B-15-12B				400 CEDAR ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
KEVIN & PAMELA O'BRIEN FA				02/27/2004	QS	1,150,000	18262-268					
FERGUSON J THOMAS				09/26/1996	QS	108,000	10406-18					
BLAIR JOEL				09/11/1995	O	98,000	9836-207					
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	90	907,088	1.00	100	1.00	R09	2.75	832,950
300	A	0.108	CH	1.00	90	47,520	1.00	100	1.00	R09	2.75	5,130

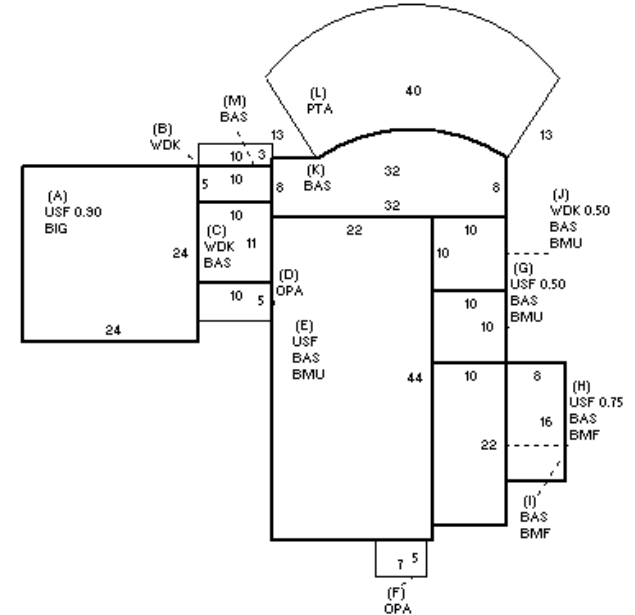
TOTAL	1.026 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE Panhandle/topo/abuts Cons	LAND		838,100	634,900		
Inf1	90		BUILDING		1,591,800	1,416,400		
Inf2	100		OTHER		0	0		
TOTAL				TOTAL	2,506,900	2,051,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CAB	G	1.20	10 0.90 10X16	2022	160	107.85	15,500
IPG	E	1.80	10 0.90 20X40	2022	800	67.84	48,800
HTB	E	1.80	10 0.90 5X5	2022	1	11,816.82	10,600
OPA	E	1.80	10 0.90 4X16	2022	64	35.86	2,100



BLDG COMMENTS
INTERIOR EST PER PLANS (3/2019)

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 %
22-241	03/31/2022	4	Outbuildings	22,370	03/21/2023	NF	100 100
22-055	01/18/2022	6	Pools etc	181,800	03/21/2023	NF	100 100
21-313	03/29/2021	10	Reroof	12,433	03/29/2022	NF	100 100
18-100	02/01/2018	3	Renovations		01/16/2019	TCK	100 100
18-086	01/31/2018	3	Renovations	199,038	01/16/2019		100 100



BUILDING	CD	ADJ	DESC	MEASURE	1/16/2019	TCK
MODEL	1		RESIDENTIAL	LIST	1/16/2019	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	4/12/2023	EMZ
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1997	SIZE ADJ	1.000
NET AREA	3,704	DETAIL ADJ	1.050
\$NLA(RCN)	\$430	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
FULL BATHS	4	1.00	
1/2 BATHS	1	1.00	
FIXTURES	16	\$20,832	
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	16	HARDWD/OTHER	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
A	BIG	N	BUILT-IN GARAGE	576		119.61	68,896
+	USF	L	UP-STRY FIN	1,701	1997	310.67	528,451
+	WDK	N	WOOD DECK	190		90.52	17,199
+	BAS	L	BAS AREA	2,003	1997	366.13	733,352
+	OPA	N	OPEN PORCH	85		117.96	10,027
+	BMU	N	BSMT UNFINISHED	1,168		108.42	126,634
+	BMF	N	BSMT FINISH-SEP	348		168.33	58,579
L	PTA	N	PATIO/STOOP	572		27.75	15,871
	GFP	O	GAS LOG/FP/E FP	1		9,644.10	9,644
	ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289

TOTAL RCN	1,591,773
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$1,591,800