

Key: 530

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 612

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BARBARA B ABINERI RL TRUST ABINERI BARBARA B TRUSTEE 250 HAMMOND POND PKWY #614S CHESTNUT HILL, MA 02467				11B-20-C6				95 HARBOR HILL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BARBARA B ABINERI RL TRUS				10/03/2017	QS	1,207,200	30808-20				
1965 LUNAR PALACE LLC				08/19/2008	QS	1,300,000	23110-299				
GRAFTON FAMILY TRUST				01/13/1999	A	1	11989-271				

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	%
SS14	05/04/2018	98	SALES QUESTI				100	100
	01/01/2013	20	Splits/Land				100	100
	05/07/2007	50	Meas & List			RRC	100	100
SEPT 96-86	04/16/1996	99	n/a				100	100
1996086	04/12/1996	99	n/a				100	100

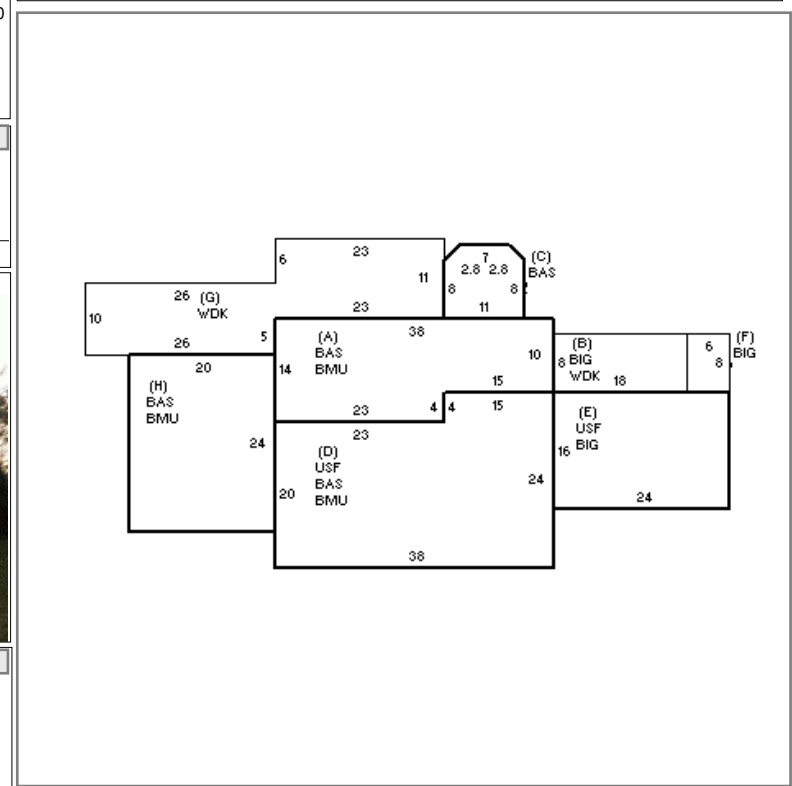
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	CH	1.00	100	1.00	100	1.00	R09	2.75		925,510
300	A	0.001	CH	1.00	100	1.00	100	1.00	R09	2.75		50

TOTAL	40,026 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	N O T E	Level Wooded Lot			LAND	925,600	701,100
Inf1	100		BUILDING	866,600	788,800			
Inf2	100		DETACHED	24,700	23,500			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,816,900</b>	<b>1,513,400</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CTC	A	1.00	10 0.90	2014	1	27,389.70	24,700



BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	LIST REVIEW
STYLE	5	1.00	COLONIAL [100%]	
QUALITY	+	1.20	PLUS AVE [100%]	
FRAME	1	1.00	WOOD FRAME [100%]	
				3/14/2016
				APK



YEAR BLT	1997	SIZE ADJ	1.000
NET AREA	3,082	DETAIL ADJ	1.050
\$NLA(RCN)	\$361	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2	1.00
ROOMS		0	1.00
BEDROOMS		4	1.00
FULL BATHS		3	1.00
1/2 BATHS		1	1.00
FIXTURES		13	\$13,104
UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,772		78.09	138,378
EXT. COVER	1	WOOD SHINGLE	1.00	+	WDK	N	WOOD DECK	657		70.08	46,043
ROOF SHAPE	6	SALTBOX	1.00	+	BAS	L	BAS AREA	1,878	1997	289.17	543,066
ROOF COVER	1	ASPH/CMP SHIN	1.00	+	USF	L	UP-STRY FIN	1,204	1997	245.37	295,428
FLOOR COVER	1	HARDWOOD	1.00	+	BIG	N	BUILT-IN GARAGE	576		92.60	53,339
INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		12,451.20	12,451
HEATING/COOL	11	HT-WT/COOL AIR	1.05		GFP	O	GAS LOG/FP/E FP	1		7,466.40	7,466
FUEL SOURCE	1	OIL	1.00		ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	1,111,048
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$866,600