

Key: 5401

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.854

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|------------|--|------------------|--|--|--|
| BEATON STARR FAMILY REALTY TRUST STARR WILLIAM TRUSTEE 84 MAUGUS AVE WELLESLEY HLS, MA 02481-7616 | | | | 5B-4-3 | | | | 74 CHATHARBOR LN | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| BEATON STARR FAMILY REALT | | | | 01/03/2011 | A | 1 25151-91 | | | | | |
| BEATON FINLEY E & DOROTHY | | | | 11/15/1968 | N | 1 1443-722 | | | | | |

| 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 | % |
| 08-057 | 01/20/2009 | 50 | Meas & List | | 01/20/2009 | CE | 100 | 100 |
| 08-058 | 02/01/2008 | 5 | Demolitions | 12,000 | 01/20/2009 | | 100 | 100 |
| | 02/01/2008 | 1 | New Construc | 384,000 | | | 100 | 100 |
| P2003397 | 04/02/2004 | 50 | Meas & List | | | RRC | 100 | 100 |
| | 08/04/2003 | 99 | n/a | 140,640 | | | 100 | 100 |

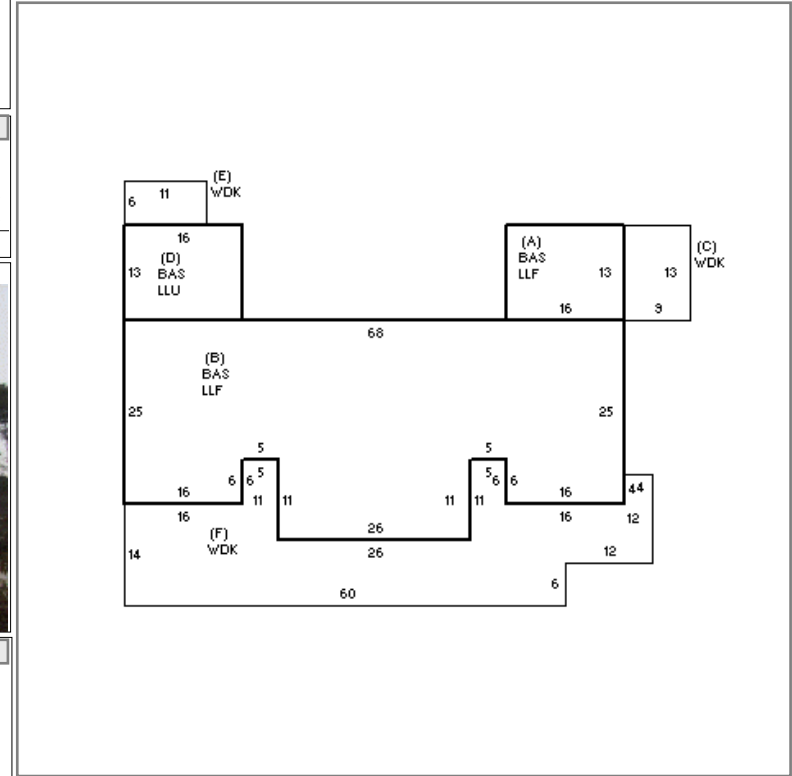
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|-----------|------|------|-----|------|------------|-----------|
| 100 | S | 25,852 | SC | 1.00 | 1.00 | 1,099,500 | 1.43 | 1.00 | VW2 | 3.00 | | 934,490 |

| TOTAL | 25,852 SF | ZONING | R20 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|---------------|--|--------------|------------------|------------------|----------|---------|----------|
| Nbhd | SOUTH CHATHAM | NOTE fy2002 lot split 5B-4-3 .59A and 5B-3-3A | LAND | 934,500 | 778,700 | | | |
| Inf1 | 100 | | BUILDING | 1,202,700 | 1,107,300 | | | |
| Inf2 | 100 | | DETACHED | 6,900 | 6,500 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 2,144,100 | 1,892,500 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|----|-------|-----------|-------|
| HTB | A | 1.00 | 20 0.80 | | 1 | 6,564.90 | 5,300 |
| SHF | A | 1.00 | 20 0.80 10X16 | | 160 | 12.30 | 1,600 |



BLDG COMMENTS
LLF=FAM RM/BEDRM/2 BATH
INFO @ DOOR 11/12/21



| BUILDING | CD | ADJ | DESC | MEASURE | 11/12/2021 | TCK |
|----------|----|------|---------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 11/12/2021 | EST |
| STYLE | 8 | 0.95 | CONTEMPORARY [100%] | REVIEW | 12/21/2021 | MR |
| QUALITY | G | 1.55 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 2008 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,398,495 | |
|------------|-------|------------|--------------|------------|---------------|--------------|-------|------|-----|-----------------|-----------------|-----------------|-----------|-----------|---------|----------------|-------------|---------|
| NET AREA | 2,186 | DETAIL ADJ | 0.978 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | LLF | N | LOWER LEVEL FIN | 208 | | 247.02 | 51,381 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$640 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | + | BAS | L | BAS AREA | 2,186 | 2008 | 335.67 | 733,770 | EXTERIOR | A | |
| CAPACITY | | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | B | LLF | N | LOWER LEVEL FIN | 1,770 | 247.03 | 437,236 | INTERIOR | A | |
| STORIES | 1 | 1.00 | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | + | WDK | N | WOOD DECK | 1,065 | | 90.52 | 96,404 | KITCHEN | A | | |
| ROOMS | 7 | 1.00 | FLOOR COVER | 16 | HARDWD/OTHER | 1.00 | D | LLU | N | LOWER LEVEL UN | 208 | | 189.13 | 39,339 | BATHS | A | | |
| BEDROOMS | 4 | 1.00 | INT. FINISH | 2 | DRYWALL | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 11,589.40 | 11,589 | HEAT | A | | |
| FULL BATHS | 4 | 1.00 | HEATING/COOL | 9 | WARM/COOL AIR | 1.03 | | GFP | O | GAS LOG/FP/E FP | 1 | | 9,644.10 | 9,644 | ELECT | A | | |
| 1/2 BATHS | 0 | 1.00 | FUEL SOURCE | 2 | GAS | 1.00 | | ODS | O | OUT DOOR SHWR-A | 2 | | 2,289.35 | 4,579 | | | | |
| FIXTURES | 12 | \$14,553 | | | | | | | | | | | | | | | | |
| UNITS | 1 | 1.00 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 2008 / 14 | |
| | | | | | | | | | | | | | | | | COND | 14 | 14 % |
| | | | | | | | | | | | | | | | | FUNC | 0 | |
| | | | | | | | | | | | | | | | | ECON | 0 | |
| | | | | | | | | | | | | | | | | DEPR | 14 | % GD 86 |
| | | | | | | | | | | | | | | | | RCNLD | \$1,202,700 | |