

Key: 5454

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.909

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PETERSON JAMES R & MARY J 10 JUNIPER RD FRANKLIN, MA 02038				5C-43-S37				107 SOUNDVIEW AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PETERSON JAMES R & MARY J				07/01/2020	QS	512,500	33036-312				
FORMICA JEFFREY N & ELIZA				09/24/2004	QS	417,000	19067-127				
MURPHY KAREN				03/12/1997	D	105,000	10647-288				

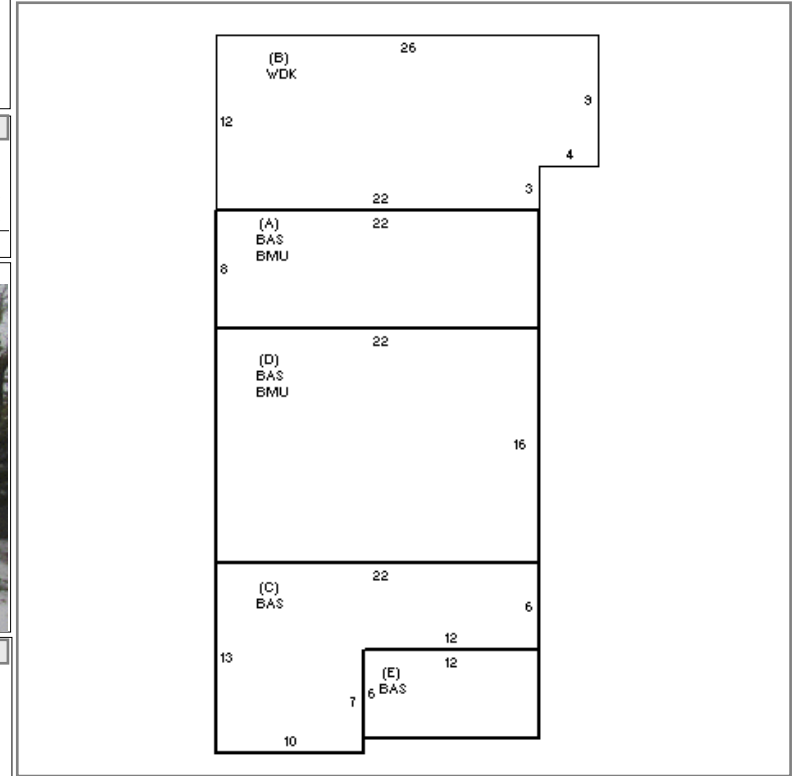
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
12-250	10/08/2020	98	SALES QUESTI				100	100
	05/16/2012	10	Reroof	2,250	06/25/2013	SF	100	100
	06/20/2005	50	Meas & List			JB	100	100
00-096	02/01/2000	4	Outbuildings	1,000			100	100
99-526	11/01/1999	14	DECK	4,000			100	100

TOTAL	7,500 SF	ZONING	R20	FRNT	75	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	414,300	345,200
Inf1	100		BUILDING	159,800	147,500			
Inf2	100		DETACHED	800	800			
			OTHER	0	0			
		TOTAL	574,900	493,500				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X8	2000	64	16.25	800



BUILDING	CD	ADJ	DESC	MEASURE	2/3/2022	TCK
MODEL	1		RESIDENTIAL	LIST	2/3/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	2/17/2022	EMZ
QUALITY	-	0.80	MINUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	802	DETAIL ADJ	0.875
\$NLA(RCN)	\$285	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
FULL BATHS	1	1.00	
1/2 BATHS	0	1.00	
FIXTURES	3	\$1,680	
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	528		69.88	36,896
EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	176	1977	216.09	38,031
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	300		46.72	14,016
ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BAS	L	BAS AREA	554	1960	216.09	119,711
FLOOR COVER	2	SOFTWOOD	1.00	E	BAS	L	BAS AREA	72	1980	216.09	15,558
INT. FINISH	52	OTHER/DRY/WLI	1.00		ODS	O	OUT DOOR SHWR-A	2		1,181.60	2,363
HEATING/COOL	9	WARM/COOL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	228,256
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1973 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$159,800