

Key: 5562

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.018

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FIVE MASHPATUXETT VILLAGE TRUST BALZARINI RICHARD & INES TRSTES 67 PRATT RD SCITUATE, MA 02060				5D-67-M6				46 PATUXET TRL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FIVE MASHPATUXETT VILLAGE BALZANI RICHARD & INES				10/13/1994	A	1 9403-15					
				05/01/1981	QS	40,500	3291-107				

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	%
07-552	02/05/2009	8	Cyc. Reinsp.		11/19/2021	TCK	100	100
	02/14/2008	51	Meas			CE	100	100
	11/14/2007	50	Meas & List			RRC	100	100
		3	Renovations	69,000	02/05/2009		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,400	SC	1.00	1.00	476,450	3.72	1.00	R03	1.30		341,910

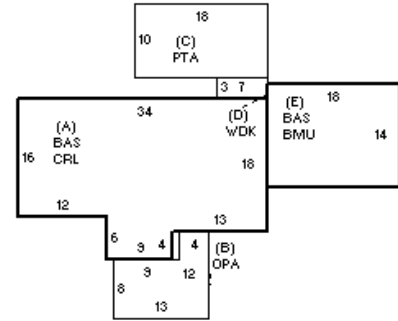
DETAILED

TOTAL	8,400 SF	ZONING	R20	FRNT	80	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	N O T E	Dirt Rd			LAND	341,900	284,900
Inf1	100		LAND	236,600	205,000			
Inf2	100		OTHER	0	0			
						TOTAL	578,500	489,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/19/2021



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/19/2021	TCK
MODEL	1		RESIDENTIAL	LIST	11/19/2021	EST
STYLE	6	0.85	COTTAGE [100%]	REVIEW	12/27/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	281,621
NET AREA	876	DETAIL ADJ	0.875	FOUNDATION	4	FLR & WALL	1.00	A	CRL	N	CRAWL SPACE	624		22.23	13,873		
\$NLA(RCN)	\$321	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	624	1953	262.16	163,589		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	120		76.10	9,132		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	PTA	N	PATIO/STOOP	180		17.90	3,222		
				FLOOR COVER	2	SOFTWOOD	1.00	D	WDK	N	WOOD DECK	21		58.38	1,226		
				INT. FINISH	43	WALL BD/WD PNL	1.00	E	BMU	N	BSMT UNFINISHED	252		74.75	18,837		
				HEATING/COOL	9	WARM/COOL AIR	1.03	E	BAS	L	BAS AREA	252	2007	262.16	66,065		
				FUEL SOURCE	2	GAS	1.00	E	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477		
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	G
																KITCHEN	G
																BATHS	G
																HEAT	U
																ELECT	U
																EFF.YR/AGE	2006 / 16
																COND	16 16%
																FUNC	0
																ECON	0
																DEPR	16 % GD 84
																RCNLD	\$236,600