

Key: 5702

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.164

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HARROD PETER & RICHELLE 7 CHURCH ST FRAMINGHAM, MA 01702				6B-26-G71				28 PATTERSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HARROD PETER & RICHELLE				03/19/2021	QS	1,250,000	33914-56				
BUCKLEY RICHARD & AMY				05/05/2005	QS	750,000	19796-121				
LAVANCHY GENE P				03/21/2001	QS	365,000	13651-277				

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	%
18-341	04/28/2021	98	SALES QUESTI				100	100
	05/02/2018	3	Renovations	60,000	02/22/2019	TCK	100	100
	01/24/2011	50	Meas & List			RRC	100	100
10-174	05/19/2010	4	Outbuildings	2,000	01/24/2011		100	100
	02/16/2010	50	Meas & List			CE	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,400	SC	1.00	1.00	916,250	5.45	1.00	1.00	R10	2.50	619,070

TOTAL	5,400 SF	ZONING	R20	FRNT	60	ASSESSED		CURRENT	619,100	PREVIOUS	515,900	
Nbhd	SOUTH CHATHAM	NOTE	No Ocn Wv-but Has Rights				LAND		BUILDING	525,200	OTHER	0
Inf1	100	DETACHED		OTHER	1,200	TOTAL	1,145,500	PREVIOUS	1,000,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X12	2010	96	14.26	1,200

PHOTO 11/17/2021



BUILDING	CD	ADJ	DESC	MEASURE	11/17/2021	TCK
MODEL	1		RESIDENTIAL	LIST	11/17/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	12/22/2021	MR
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
LLF=FAM RM, 1F.BATH

YEAR BLT	1953	SIZE ADJ	1.000
NET AREA	1,240	DETAIL ADJ	1.030
\$NLA(RCN)	\$455	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
FULL BATHS	3	1.00
1/2 BATHS	0	1.00
FIXTURES	10	\$9,888
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	23	SOFTWD/CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLF	N	LOWER LEVEL FIN	616		223.44	137,638
+	BAS	L	BAS AREA	712	1953	303.62	216,174
A	USF	L	UP-STRY FIN	528	2003	257.63	136,027
C	WDK	N	WOOD DECK	490		70.08	34,339
D	LLU	N	LOWER LEVEL UN	96		171.08	16,423
	F21	O	FPL 2S 1OP	1		12,451.20	12,451
	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	564,713
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2015 / 7
COND	7 7 %
FUNC	0
ECON	0
DEPR	7 % GD 93

RCNLD \$525,200