

Key: 5709

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.172

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ABU FAMILY REALTY TRUST ABU ANDREW J & JANE J TRSTES 72 SEARS RD SOUTHBOROUGH, MA 01772				6B-33-G84				49 PATTERSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ABU FAMILY REALTY TRUST				09/18/2014	A	1	28391-89				
ABU ANDREW J & JANE J				10/22/2008	A	99	23225-69				
ABU FAMILY REALTY TRUST				10/17/2006	A	99	21438-29				

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 %
22-401	06/06/2022	13	SH.MTL/FHAIR	25,000			100 100
22-034	01/19/2022	5	Demolitions	10,000	03/27/2023	NF	100 100
21-1073	11/22/2021	1	New Construc	620,000	03/27/2023	NF	100 100
21-1073	11/22/2021	5	Demolitions		03/18/2022	TCK	100 100
21-073	09/23/2021	75	SPECIAL PERM				100 100

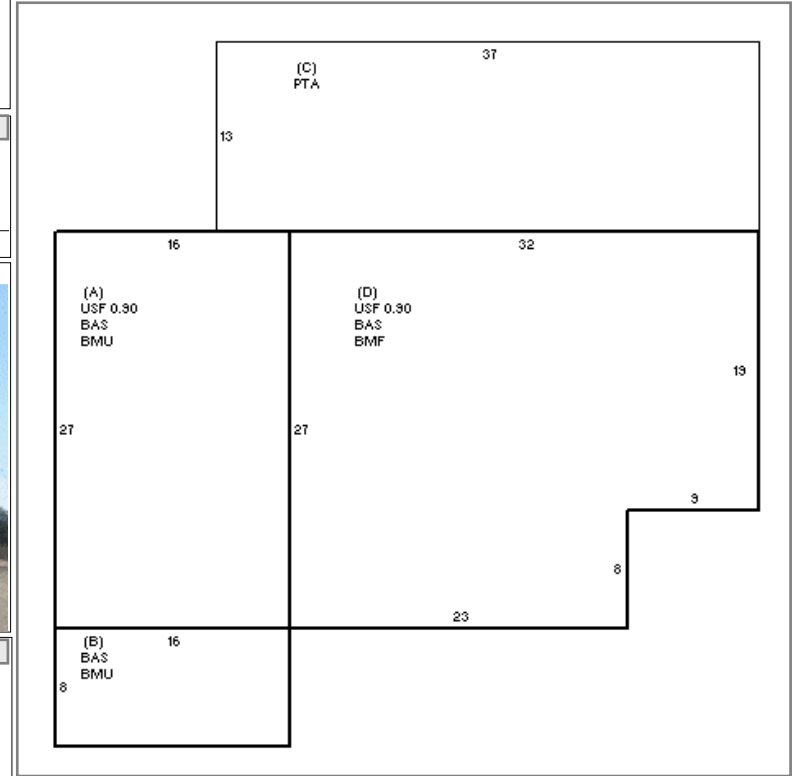
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,280	SC	1.00	1.00	1,099,500	4.21	100	1.00	VW3	3.00	773,590

TOTAL	7,280 SF	ZONING	R20	FRNT	97	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE Ocn Wv	LAND	773,600	644,600			
Inf1	100		BUILDING	1,100,500	149,800			
Inf2	100		DETACHED	0	700			
			OTHER	0	0			
<b>TOTAL</b>			<b>1,874,100</b>	<b>795,100</b>				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
 BMF=FAM RM/BATH (PER PERMIT)  
 INTERIOR ESTIMATED PER PLANS 5/12/2023



BUILDING	CD	ADJ	DESC	MEASURE	3/27/2023	NF
MODEL	1		RESIDENTIAL	LIST	3/27/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/14/2023	EMZ
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2021	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,454	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	560		132.59	74,248
\$NLA(RCN)	\$453	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,352	2021	378.08	511,159
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UP-STRY FIN	1,102	2021	320.81	353,533
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	PTA	N	PATIO/STOOP	481		27.75	13,346
				FLOOR COVER	1	HARDWOOD	1.00	D	BMF	N	BSMT FINISH-SEP	792		168.33	133,317
				INT. FINISH	2	DRYWALL	1.00	GEN	O	O	GENERATOR	1		0.00	
				HEATING/COOL	9	WARM/COOL AIR	1.03	GFP	O	O	GAS LOG/FP/E FP	1		9,644.10	9,644
				FUEL SOURCE	2	GAS	1.00	ODS	O	O	OUT DOOR SHWR-A	1		2,289.40	2,289

TOTAL RCN	1,111,586
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	1 % GD 99
RCNLD	\$1,100,500