

Key: 5724

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.187

LEGAL

LAND

DETACHED

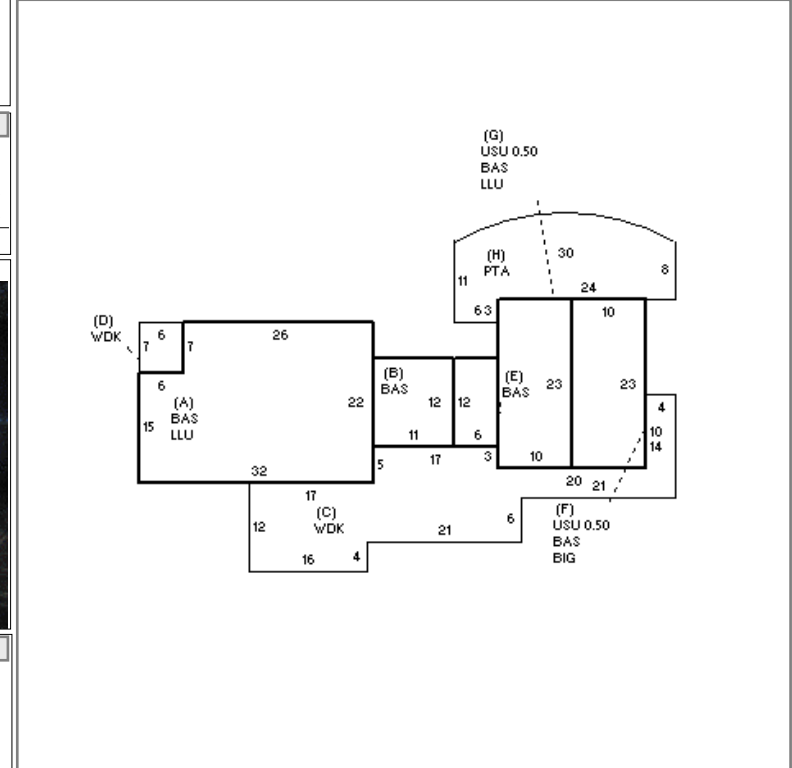
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
SIMON BRUCE J & NANCY L 10 NIBLICK RD SHREWSBURY, MA 01545				6C-102-S27				78 PINE KNOLL AVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SIMON BRUCE J & NANCY L				09/24/2021	QS	999,000	()					
EDWARD C ELDRIDGE 2009 FA				12/17/2014	A	1	()					
EDWARD C ELDRIDGE FAMILY				12/22/2009	A	1	()					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,870	SC	1.00	1.00	586,400	2.98	1.00	R05	1.60		436,390

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	%
22-1020	03/10/2023	2	Additions	80,000	03/27/2023	NF	0	0
16-691	02/07/2022	98	SALES QUESTI	150,000	07/18/2018	WFF	100	100
	10/27/2016	3	Renovations				100	100
	05/02/2012	61	Inspect/Revi				100	100
	01/11/2011	50	Meas & List		05/02/2012	CE	100	100

TOTAL	10,870 SF	ZONING	R20	FRNT	107	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	436,400	363,600
Inf1	100		BUILDING	570,000	518,700			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,006,400	882,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/18/2021	TCK
MODEL	1		RESIDENTIAL	LIST	11/18/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/14/2023	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1947	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	570,023			
NET AREA	1,326	DETAIL ADJ	0.875	FOUNDATION	3	FOUND WALL	1.00	+	LLU	N	LOWER LEVEL UN	892		140.10	124,973	CONDITION ELEM	CD			
\$NLA(RCN)	\$430	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	662	1947	248.66	164,611	EXTERIOR	V			
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	132	2010	248.65	32,822	INTERIOR	G			
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	WDK	N	WOOD DECK	617		70.08	43,240	KITCHEN	V			
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BAS AREA	532	2016	248.66	132,286	BATHS	G			
				INT. FINISH	2	DRYWALL	1.00	F	BIG	N	BUILT-IN GARAGE	230		106.17	24,420	HEAT	U			
				HEATING/COOL	9	WARM/COOL AIR	1.03	+	USU	N	UPPER STORY UNF	230		126.69	29,140	ELECT	U			
				FUEL SOURCE	2	GAS	1.00	H	PTA	N	PATIO/STOOP	339		21.48	7,282					
													KIT	O	EXTRA KITCHEN	1	1,956.00	1,956		
													MST	O	MASONRY STACK	1	2,481.60	2,482		
													ODS	O	OUT DOOR SHWR-A	1	1,772.40	1,772		
													EFF.YR/AGE			2022 / 0				
													COND	0 0 %						
													FUNC	0						
													ECON	0						
													DEPR	0 % GD		100				
													RCNLD			\$570,000				