

Key: 5758

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.223

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FIRMANI FILIPPO & LORI C 31 MOHAWK PATH HOLLISTON, MA 01746-3304				6C-138-B6				74 DEERING DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FIRMANI FILIPPO & LORI C				01/11/2018	QS	765,000	31018-306				
STROUD HAROLD H & CATHERI				02/22/2002	QS	430,000	14849-240				
R A REAL EST TR				06/24/1986	QS	78,000	5153-50				

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	%
18-743	09/18/2018	10	Reroof	17,000	02/22/2019	TCK	100	100
14-407	04/25/2018	98	SALES QUESTI				100	100
	07/14/2014	2	Additions	43,839	04/10/2015	MW	100	100
	03/13/2009	50	Meas & List			RRC	100	100
1999049	03/30/1999	99	n/a				100	100

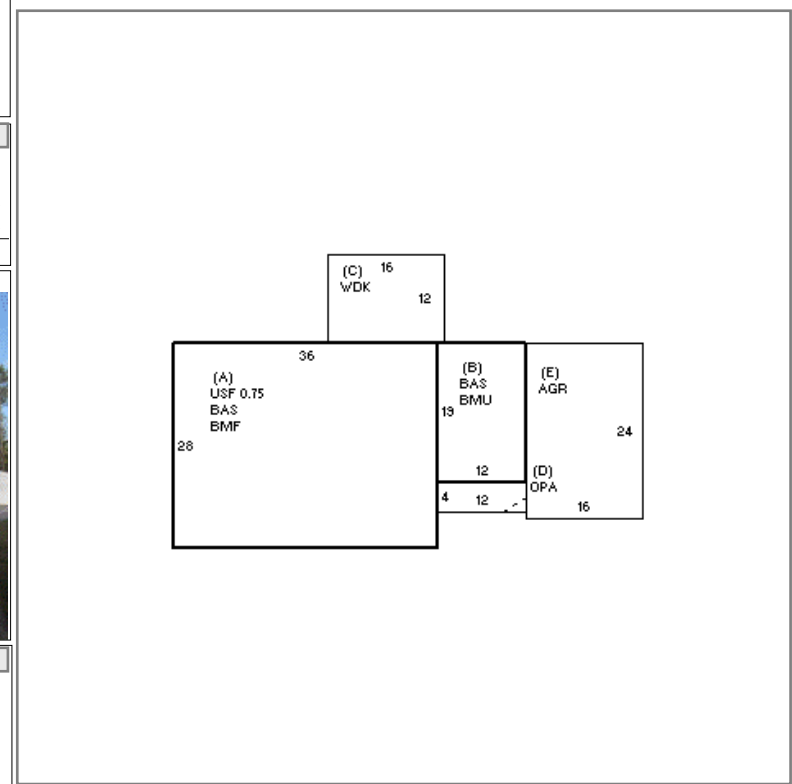
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,156	SC	1.00	1.00	586,400	2.13	1.00	R05	1.60		462,580

TOTAL	16,156 SF	ZONING	R20	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	462,600	385,500
Inf1	100		BUILDING	605,100	550,800			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,067,700	936,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
BMF = FR/BATH/BDRM



BUILDING	CD	ADJ	DESC	MEASURE	12/6/2021	TCK
MODEL	1		RESIDENTIAL	LIST	12/6/2021	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	1/12/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2000	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,992	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	A	BMF	N	BSMT FINISH-SEP	1,008		108.60	109,469
\$NLA(RCN)	\$341	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,236	2000	257.13	317,813
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	756	2000	218.18	164,947
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	BMU	N	BSMT UNFINISHED	228		90.48	20,629
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	WOOD DECK	192		58.40	11,213
				INT. FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	48		76.10	3,653
				HEATING/COOL	11	HT-WT/COOL AIR	1.05	E	AGR	N	ATTACHED GARAGE	384		80.91	31,069
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		10,376.00	10,376
									ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	679,886	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	G
		KITCHEN	G
		BATHS	G
		HEAT	A
		ELECT	U
		EFF.YR/AGE	2011 / 11
		COND	11 11 %
		FUNC	0
		ECON	0
		DEPR	11 % GD 89
		RCNLD	\$605,100