Key: 5794

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6,259

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CIBULA IRREVOCABLE TRUST CIBULA IV PETER M TRUSTEE 66 SUNSET DR NORTHBOROUGH, MA 01532-2320	6C-45-J5	45 PINE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CIBULA IRREVOCABLE TRUST	12/16/2022	A	1	35545-162
CIBULA FAMILY REAL ESTATE	12/31/2012	A	1	27004-245
CIBULA ROSE A & PETER M	11/15/1991	QS	80,000	7758-283

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

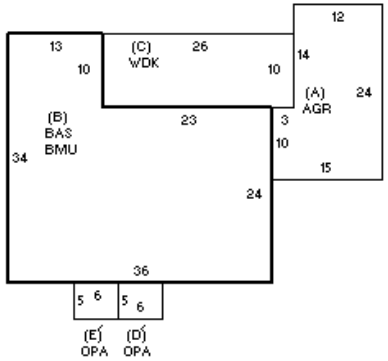
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-236	11/10/2020	12	INSULATION	2,858	04/16/2021	NF	100	100
18-866	10/23/2018	3	Renovations	800	02/22/2019	TCK	100	100
18-542	07/12/2018	10	Reroof	7,400	02/22/2019	TCK	100	100
	02/23/2005	50	Meas & List			RRC	100	100
000000225	03/31/2004	9	Foundation	26,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,798	SC 1.00	100 1.00	100 1.00	641,375	5.12	100 1.00	R07 1.75			437,510

TOTAL	5,798 SF	ZONING	R20	FRNT	75
Nbhd	SOUTH CHATHAM	NOTE	Arnone Frank		
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	437,500	354,200
BUILDING	188,000	171,100
DETACHED	0	0
OTHER	0	0
TOTAL	**625,500**	**525,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/16/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	-	0.80	MINUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/16/2021	TCK
LIST	11/16/2021	EST
REVIEW	12/22/2021	MR

YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	994	DETAIL ADJ	0.850
$NLA(RCN)	$295	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	$3,264
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	4	ASPH TILE	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATTACHED GARAGE	318		66.61	21,181
B	BMU	N	BSMT UNFINISHED	994		57.96	57,615
B	BAS	L	BAS AREA	994	1954	195.85	194,674
C	WDK	N	WOOD DECK	260		46.72	12,147
+	OPA	N	OPEN PORCH	60		60.88	3,653
	ODS	O	OUT DOOR SHWR-A	1		1,181.60	1,182

TOTAL RCN	293,715

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1968 / 54	
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64
RCNLD		$188,000