

Key: 5899

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.363

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
HAPPY HOLLOW REALTY TRUST METTERS FREDERICK KEITH & HORAN JILLMARIE 19 SHADY LN ATTLEBORO, MA 02703		6D-33-17		81 HAPPY VALLEY RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HAPPY HOLLOW REALTY TRUST		10/07/2011	A	1 25737-135	
METTERS PAULINE F		02/06/1998	A	1 11210-239	

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	%

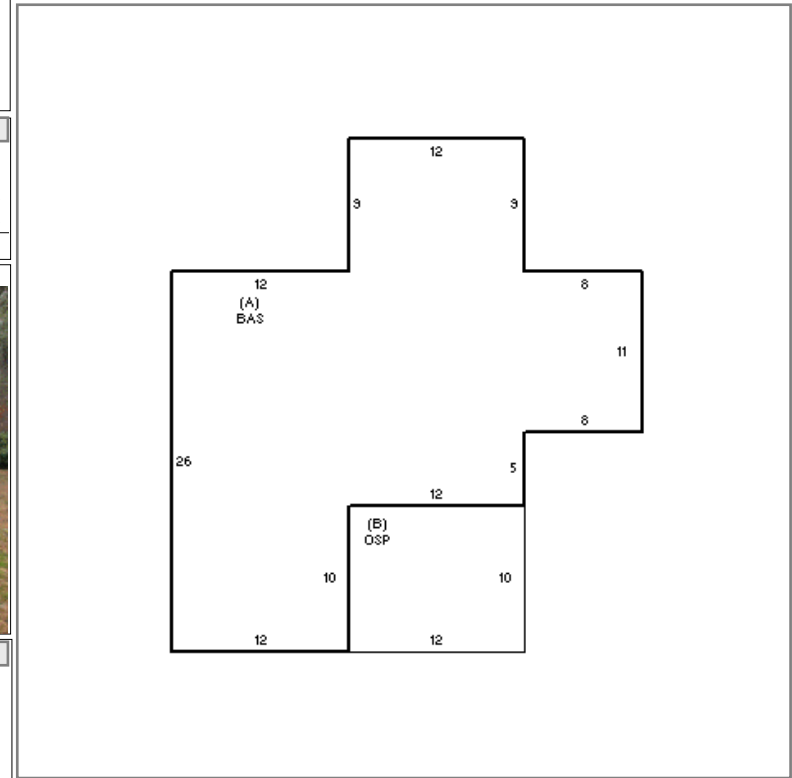
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,306	SC	1.00	1.00	623,050	2.88	100	1.00	PV1	1.70	466,280

TOTAL	11,306 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE	LAND	466,300	320,000			
Inf1	100		BUILDING	106,800	91,900			
Inf2	100		DETACHED	400	400			
			OTHER	0	0			
				TOTAL	573,500	412,300		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A	1.00	30 0.70 10X8	1981	80	7.92	400



BUILDING	CD	ADJ	DESC	MEASURE	12/6/2021	TCK
MODEL	1		RESIDENTIAL	LIST	12/6/2021	EST
STYLE	6	0.85	COTTAGE [100%]	REVIEW	1/12/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	166,946		
NET AREA	700	DETAIL ADJ	0.680	FOUNDATION	99	N/A	1.00	A	BAS	L	BAS AREA	700	1960	220.54	154,381	CONDITION ELEM	CD		
\$NLA(RCN)	\$238	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	OSP	N	OPEN SCR PORCH	120		78.80	9,456	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SHIN	1.00									KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS	A		
				INT. FINISH	4	WALL BOARD	1.00									HEAT	A		
				HEATING/COOL	13	NONE	0.80									ELECT	A		
				FUEL SOURCE	8	NONE	1.00												
																		EFF.YR/AGE	1968 / 54
																		COND	36 36 %
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$106,800