

Key: 6168

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.624

LEGAL

LAND

DETAILED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |   |            |              | LOCATION       |  |  |  |
|--|--|--|--|------------|---|------------|--------------|----------------|--|--|--|
| RECK ANDREW & LOUISE<br>18 RESERVOIR RD<br>WAYLAND, MA 01778 |  |  |  | 7A-14-S52  |   |            |              | 48 BILLINGS RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T | SALE PRICE | BK-PG (Cert) |                |  |  |  |
| RECK ANDREW & LOUISE   |  |  |  | 09/27/2013 | V | 875,600    | 27719-28     |                |  |  |  |
| RECK ANDREW & LOUISE   |  |  |  | 09/27/2013 | V | 906,000    | 27719-24     |                |  |  |  |
| RAWSON ANN E ET AL   |  |  |  | 05/04/2012 | A | 1          | 26306-62     |                |  |  |  |

| 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    | %   |
| 22-932 | 12/14/2022 | 3             | Renovations  | 133,500 | 04/06/2023 | NF | 10     | 20  |
| 14-239 | 05/05/2014 | 4             | Outbuildings | 4,000   | 04/15/2015 | MW | 100    | 100 |
| 14-048 | 01/29/2014 | 3             | Renovations  | 200,000 | 04/15/2015 | MW | 100    | 100 |
| 11-418 | 10/24/2011 | 10            | Reroof       | 6,200   | 05/03/2012 | MR | 100    | 100 |
|        | 02/01/2011 | 50            | Meas & List  |         |            | CE | 100    | 100 |

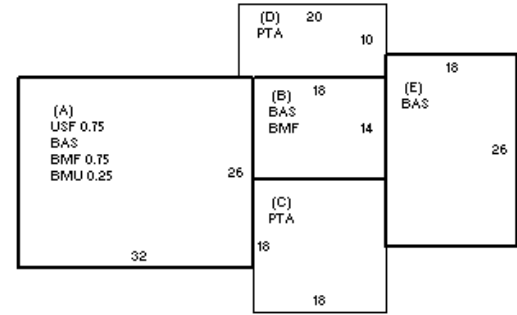
| CD  | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3      | Lpi  | VC  | CREDIT AMT | ADJ VALUE |           |
|-----|---|----------|------|------|------|----------|------|-----------|------|-----|------------|-----------|-----------|
| 100 | S | 11,000   | WC   | 1.00 | 1.00 | 1.00     | 1.00 | 2,748,750 | 2.95 | 100 | 1.00       | V10 7.50  | 2,049,070 |

| TOTAL        | 11,000 SF    | ZONING | R20      | FRNT    | 100     | ASSESSED         | CURRENT          | PREVIOUS |
|--------------|--------------|--------|----------|---------|---------|------------------|------------------|----------|
| Nbhd         | WEST CHATHAM | NOTE   |          |         | LAND    | 2,049,100        | 1,707,500        |          |
| Inf1         | 100          |        | BUILDING | 625,300 | 557,600 |                  |                  |          |
| Inf2         | 100          |        | DETACHED | 1,100   | 1,000   |                  |                  |          |
|              |              |        | OTHER    | 0       | 0       |                  |                  |          |
| <b>TOTAL</b> |              |        |          |         |         | <b>2,675,500</b> | <b>2,266,100</b> |          |

| TY  | QUAL | COND | DIM/NOTE     | YB   | UNITS | ADJ PRICE | RCNLD | PHOTO      |
|-----|------|------|--------------|------|-------|-----------|-------|------------|
| SHF | A    | 1.00 | 10 0.90 8X10 | 2014 | 80    | 15.24     | 1,100 | 04/06/2023 |



BLDG COMMENTS  
BMF=FAM RM/GAME RM/WORK AREA/BATH (PER PLANS 6/6/2023)



| BUILDING | CD | ADJ  | DESC              | MEASURE | LIST | REVIEW | 4/20/2023 | EMZ |
|----------|----|------|-------------------|---------|------|--------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       |         |      |        |           |     |
| STYLE    | 4  | 1.00 | CAPE [100%]       |         |      |        |           |     |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |      |        |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |      |        |           |     |

| YEAR BLT   | 1968  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION   | ADJ  | S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 658,260 |            |           |  |
|------------|-------|------------|-------|--------------|----|---------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|-----------|--|
| NET AREA   | 2,176 | DETAIL ADJ | 1.030 | FOUNDATION   | 4  | FLR & WALL    | 1.00 | A   | BMU | N | BSMT UNFINISHED | 208   |      | 90.48     | 18,820  | CONDITION ELEM | CD      |            |           |  |
| \$NLA(RCN) | \$303 | OVERALL    | 1.000 | EXT. COVER   | 1  | WOOD SHINGLE  | 1.00 | +   | BAS | L | BAS AREA        | 1,084 | 1968 | 248.34    | 269,197 | EXTERIOR       | V       |            |           |  |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE         | 1.00 | A   | USF | L | UP-STRY FIN     | 624   | 1968 | 210.72    | 131,490 | INTERIOR       | V       |            |           |  |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SHIN | 1.00 | +   | BMF | N | BSMT FINISH-SEP | 876   |      | 108.60    | 95,134  | KITCHEN        | V       |            |           |  |
|            |       |            |       | FLOOR COVER  | 1  | HARDWOOD      | 1.00 | +   | PTA | N | PATIO/STOOP     | 524   |      | 17.90     | 9,380   | BATHS          | V       |            |           |  |
|            |       |            |       | INT. FINISH  | 2  | DRYWALL       | 1.00 | E   | BAS | L | BAS AREA        | 468   | 2014 | 248.34    | 116,221 | HEAT           | U       |            |           |  |
|            |       |            |       | HEATING/COOL | 9  | WARM/COOL AIR | 1.03 | F11 | O   | O | FPL 1S 1OP      | 1     |      | 7,477.00  | 7,477   | ELECT          | U       |            |           |  |
|            |       |            |       | FUEL SOURCE  | 2  | GAS           | 1.00 | ODS | O   | O | OUT DOOR SHWR-A | 1     |      | 1,477.00  | 1,477   |                |         |            |           |  |
|            |       |            |       |              |    |               |      |     |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 2020 / 2  |  |
|            |       |            |       |              |    |               |      |     |     |   |                 |       |      |           |         |                |         | COND       | 2 2 %     |  |
|            |       |            |       |              |    |               |      |     |     |   |                 |       |      |           |         |                |         | FUNC       | 3 UC      |  |
|            |       |            |       |              |    |               |      |     |     |   |                 |       |      |           |         |                |         | ECON       | 0         |  |
|            |       |            |       |              |    |               |      |     |     |   |                 |       |      |           |         |                |         | DEPR       | 5 % GD 95 |  |
|            |       |            |       |              |    |               |      |     |     |   |                 |       |      |           |         |                |         | RCNLD      | \$625,300 |  |