

Key: 6230

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6.687

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CAGGIANO GREGORY J & JOANNE E & BRENDA 26 HIGH RIDGE CIR FRANKLIN, MA 02038				7C-15-G33A				117 CRANBERRY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CAGGIANO GREGORY J & JOAN				07/11/2011	A	100	25556-147				
CAGGIANO GREGORY J & JOAN				07/08/2011	A	273,600	25554-334				
CAGGIANO ROBERT L				04/21/2004	A	1	18480-140				

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	%
18-114	02/07/2018	3	Renovations		01/25/2019	TCK	100	100
17-838	11/30/2017	2	Additions	272,000	01/25/2019	TCK	100	100
05-328	02/19/2009	50	Meas & List			RRC	100	100
	07/26/2005	99	n/a	4,800			100	100

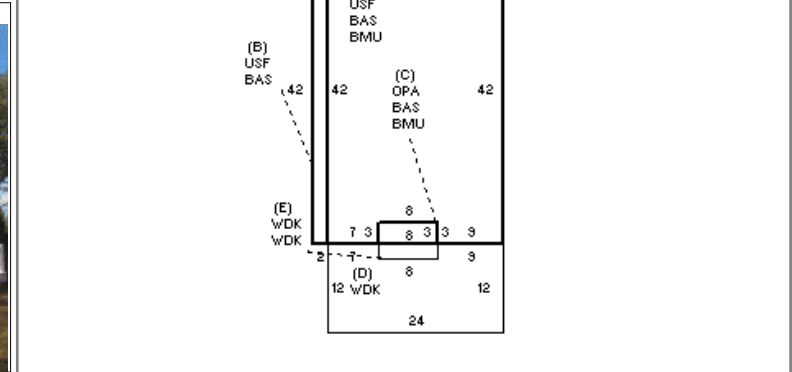
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,000	SC	1.00	100	1.00	100	1.00	R05	1.60		437,130

TOTAL	11,000 SF	ZONING	R20	FRNT	86	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE				LAND	437,100	364,300
Inf1	100		BUILDING	600,800	546,900			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,037,900</b>	<b>911,200</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/20/2018	WFF
MODEL	1		RESIDENTIAL	LIST	11/1/2019	NF
STYLE	5	1.00	COLONIAL [100%]	REVIEW	11/14/2019	EMZ
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	HATCH TO ATTIC		

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YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	600,819		
NET AREA	2,160	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,008		72.25	72,823	CONDITION ELEM	CD		
\$NLA(RCN)	\$278	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	984	1970	248.60	244,619	EXTERIOR	V		
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UP-STRY FIN	1,068	2017	210.94	225,286	INTERIOR	V		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BAS	L	BAS AREA	108	2017	248.59	26,848	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.00	C	OPA	N	OPEN PORCH	24		76.08	1,826	BATHS	V		
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	304		58.40	17,754	HEAT	U		
				HEATING/COOL	9	WARM/COOL AIR	1.03		BMG	O	BSMT GARAGE	1		2,770.00	2,770	ELECT	U		
				FUEL SOURCE	3	ELECTRIC	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477				
																		EFF.YR/AGE	2022 / 0
																		COND	0 0 %
																		FUNC	0
																		ECON	0
																		DEPR	0 % GD 100
																		RCNLD	\$600,800