

Key: 645

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 733

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | LOCATION | | |
|---|--|-------------|--------------|------------|--------------|
| PELEGRINI LORA 75 W SCHOOL ST #509 CHARLESTOWN, MA 02129-3936 | | 11E-300-X16 | 1237 MAIN ST | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| PELEGRINI LORA | | 07/11/2019 | QS | 588,500 | 32148-115 |
| PERSIMMON PARTNERS LLC | | 03/15/2018 | U | 480,000 | 31136-257 |
| WISNIEWSKI THERESA J | | 06/09/2000 | QS | 155,000 | 13063-218 |

| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|--------|------------|-------------|-------------|--------|------------|--------|---------|
| 1020 | 100 | CONDOMINIUM | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| 21-218 | 03/19/2020 | 11 | Window Rplc | 15,000 | 05/04/2021 | TCK | 100 100 |
| 19-098 | 02/21/2019 | 2 | Additions | 68,000 | 04/05/2022 | TCK | 100 100 |

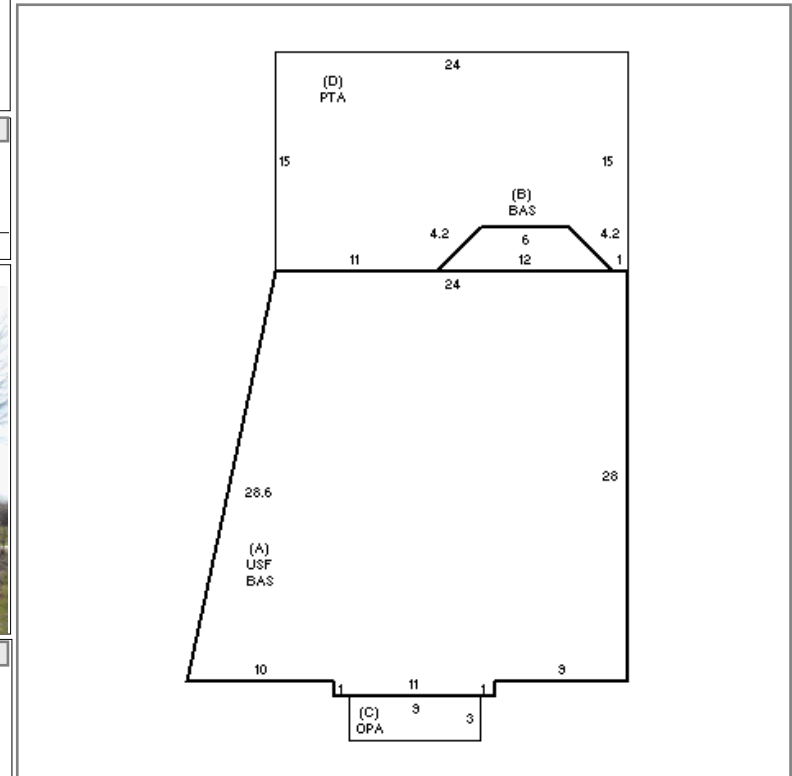
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|------|------|----------|-----|------|-----|----|------------|-----------|
| | | | | | | | | | | | | |

| TOTAL | SF | ZONING | R20 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|----|--------|-----|------|---|--------------|------------------|----------------|
| Nbhd | | N | | | | LAND | 0 | 0 |
| Inf1 | | O | | | | BUILDING | 1,029,500 | 921,100 |
| Inf2 | | T | | | | DETACHED | 0 | 0 |
| | | E | | | | OTHER | 0 | 0 |
| | | | | | | TOTAL | 1,029,500 | 921,100 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BLDG COMMENTS |
|---------------|
| END UNIT #16 |



| BUILDING | CD | ADJ | DESC | MEASURE | 4/5/2022 | TCK |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 10 | | CONDO | LIST | 4/5/2022 | TCK |
| STYLE | 3 | 1.00 | TOWN HSE END [100%] | REVIEW | 4/19/2022 | MR |
| QUALITY | + | 1.05 | PLUS AVE [100%] | | | |
| FRAME | 99 | 1.00 | N/A [100%] | | | |

| YEAR BLT | 1984 | SIZE ADJ | 1.000 |
|------------|-------|------------|-------|
| NET AREA | 1,561 | DETAIL ADJ | 2.487 |
| \$NLA(RCN) | \$659 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| ROOMS | 5 | 1.00 | |
| BEDROOMS | 2 | 1.00 | |
| FULL BATHS | 3 | 1.00 | |
| 1/2 BATHS | 0 | 1.00 | |
| FIXTURES | 9 | \$18,799 | |

| ELEMENT | CD | DESCRIPTION | ADJ |
|--------------|----|---------------|------|
| COMPLEX | 6 | OYSTER POND | 2.10 |
| UNIT MODEL | 99 | N/A | 1.00 |
| VIEW/LOC | 4 | GOOD WV | 1.15 |
| HVAC | 9 | WARM/COOL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| FLOOR LEVEL | 99 | N/A | 1.00 |
| NEIGHBORHOOD | 5 | WEST | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BAS | L | BAS AREA | 767 | 1984 | 655.18 | 502,520 |
| A | USF | L | UP-STRY FIN | 767 | 1984 | 622.47 | 477,438 |
| B | BAS | L | BAS AREA | 27 | 2019 | 655.19 | 17,690 |
| C | OPA | N | OPEN PORCH | 27 | | 24.89 | 672 |
| D | PTA | N | PATIO | 333 | | 5.70 | 1,898 |
| | F21 | O | FPL 2S 10P | 1 | | 4,742.00 | 4,742 |
| | GFP | O | GAS LOG/FP/E FP | 2 | | 2,845.50 | 5,691 |

| TOTAL RCN | 1,029,450 |
|----------------|-------------|
| CONDITION ELEM | CD |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | V |
| EXTERIOR | V |
| EFF.YR/AGE | 2020 / 2 |
| COND | 0 0 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 0 % GD 100 |
| RCNLD | \$1,029,500 |