

Key: 6766

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.243

LEGAL

LAND

DETACHED

BUILDING

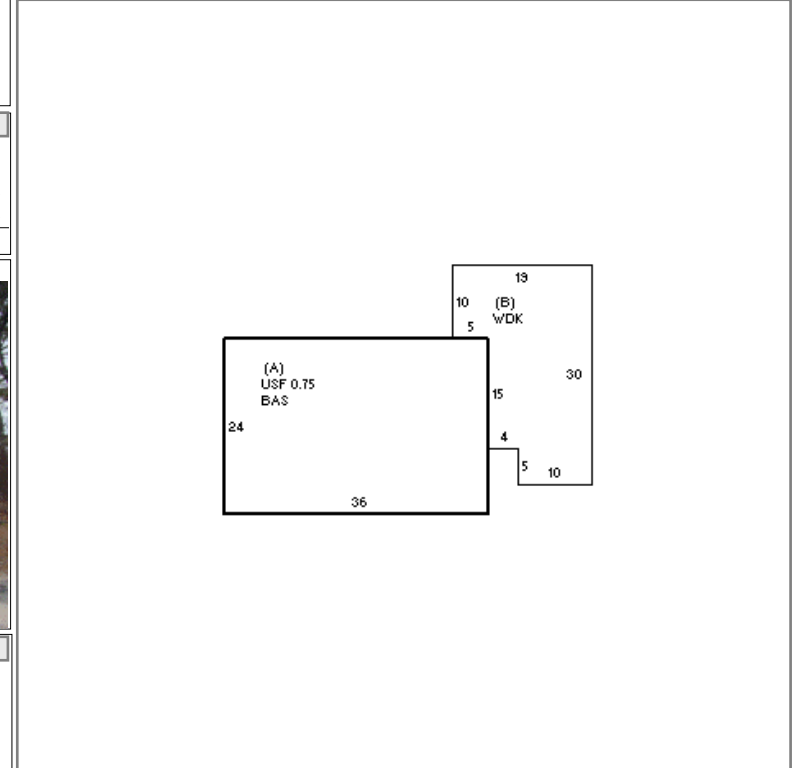
| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|-----------------------------------------------------------------------------------------------------------|--|--------------------------|----------------|------------|-------------------------|--|
| FISCUS FAMILY IRREVOCABLE TRUST FISCUS DANIEL M TRUSTEE 1 MAIDEN LN LYNNFIELD CTR, MA 01940-2418 | | 8C-50-S95 | 25 IVY HILL LN | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| FISCUS FAMILY IRREVOCABLE FISCUS, DANIEL M | | 04/06/2004 06/10/1960 | A QS | | 1 (172589) 1 (25087) | |

| 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 | % |
| 07-215 | 02/09/2008 | 50 | Meas & List | | | RRC | 100 | 100 |
| 1994235 | 05/21/2007 | 10 | Reroof | 5,000 | 02/09/2008 | | 100 | 100 |
| | 10/21/1994 | 99 | n/a | | | | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 12,600 | WC | 1.00 | 100 | 1.00 | 100 | 1.00 | 916,250 | 2.63 | 100 | 1.00 | R08 | 2.50 | | | 696,550 |

| TOTAL | 12,600 SF | ZONING | R20 | FRNT | 140 | ASSESSED | CURRENT | PREVIOUS |
|-------|--------------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | WEST CHATHAM | NOTE | | | | LAND | 696,600 | 580,400 |
| Inf1 | 100 | | BUILDING | 261,400 | 237,400 | | | |
| Inf2 | 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 958,000 | 817,800 |

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



| BUILDING | CD | ADJ | DESC | MEASURE | 3/17/2022 | TCK |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/17/2022 | EST |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW | 3/30/2022 | EMZ |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1961 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 408,420 | | | | | | | | | | | | | | | |
|----------------|-----------|------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|----------------|-----------|----------|------|----------|------|---------|---|-------|------|------|---|-------|----|---------|
| NET AREA | 1,512 | DETAIL ADJ | 1.000 | FOUNDATION | 5 | OTHER | 1.00 | A | BAS | L | BAS AREA | 864 | 1961 | 258.50 | 223,348 | | | | | | | | | | | | | | | | | |
| \$NLA(RCN) | \$270 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | A | USF | L | UP-STRY FIN | 648 | 1961 | 219.35 | 142,139 | | | | | | | | | | | | | | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | WDK | N | WOOD DECK | 450 | | 58.40 | 26,280 | | | | | | | | | | | | | | | | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 10,376.00 | 10,376 | | | | | | | | | | | | | | | | | |
| | | | | FLOOR COVER | 13 | HARDWD/CARPET | 1.00 | | ODS | O | OUT DOOR SHWR-A | 1 | | 1,477.00 | 1,477 | | | | | | | | | | | | | | | | | |
| | | | | INT. FINISH | 32 | WD PNL/DRYWLI | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | HEATING/COOL | 1 | FORCED AIR | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>A</td> </tr> <tr> <td>KITCHEN</td> <td>A</td> </tr> <tr> <td>BATHS</td> <td>A</td> </tr> <tr> <td>HEAT</td> <td>A</td> </tr> <tr> <td>ELECT</td> <td>A</td> </tr> </tbody> </table> | | | | | | | | | | | | | | CONDITION ELEM | CD | EXTERIOR | A | INTERIOR | A | KITCHEN | A | BATHS | A | HEAT | A | ELECT | A | |
| CONDITION ELEM | CD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTERIOR | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| KITCHEN | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BATHS | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HEAT | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECT | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">1968 / 54</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>36</td> <td>36 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>36</td> <td>% GD 64</td> </tr> </tbody> </table> | | | | | | | | | | | | | | EFF.YR/AGE | 1968 / 54 | | COND | 36 | 36 % | FUNC | 0 | | ECON | 0 | | DEPR | 36 | % GD 64 |
| EFF.YR/AGE | 1968 / 54 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COND | 36 | 36 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FUNC | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ECON | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DEPR | 36 | % GD 64 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$261,400</td> </tr> </thead> </table> | | | | | | | | | | | | | | RCNLD | \$261,400 | | | | | | | | | | | | | |
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