

Key: 6768

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.245

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
STRAIN JOHN M & LISA A 8 WEDGEWOOD DR HOPKINTON, MA 01748-1179				8C-6-S88				18 INDIAN TRL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
STRAIN JOHN M & LISA A				01/08/1999	O	387,000	(151639)				
LIPPIS NICHOLAS				10/17/1994	QS	252,000	(135292)				

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	%
22-157	02/16/2022	2	Additions	58,815	04/11/2023	NF	100	100
22-114	01/02/2021	3	Renovations	63,470	04/11/2023	NF	100	100
	01/07/2011	50	Meas & List			CE	100	100
09-474	12/18/2009	2	Additions	175,000	01/07/2011		100	100
SP 99-20	03/04/1999	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,454	WC	1.00	1.00	1,282,750	1.25	100	1.00	PF2 3.50		1,121,010

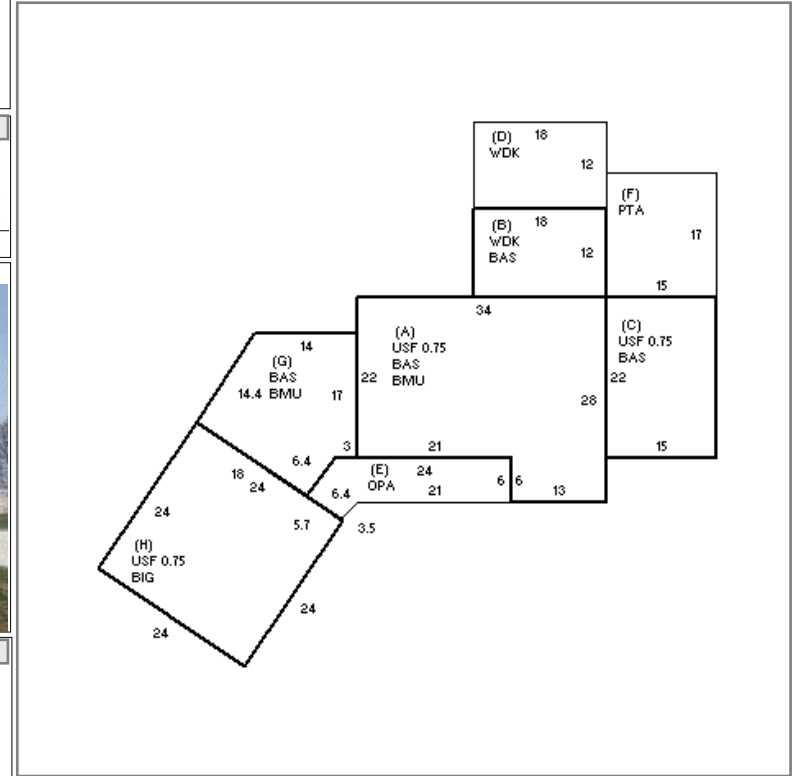
TOTAL	30,454 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	N O T E	Wv	LAND		1,121,000	934,100	
Inf1	100		BUILDING		1,064,100	936,900		
Inf2	100		DETACHED		5,900	0		
			OTHER		0	0		
TOTAL				2,191,000		1,871,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	10 0.90		1	6,564.90	5,900



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/11/2023	NF
MODEL	1		RESIDENTIAL	LIST	4/11/2023	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	4/21/2023	EMZ
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,330,116
NET AREA	3,007	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,162		108.63	126,234		
\$NLA(RCN)	\$442	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	867	1960	311.93	270,441		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,372	1960	367.61	504,358		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	WDK	N	WOOD DECK	432		90.52	39,105		
				FLOOR COVER	16	HARDWD/OTHER	1.00	E	OPA	N	OPEN PORCH	165		117.96	19,463		
				INT. FINISH	3	WOOD PANEL	1.00	F	PTA	N	PATIO/STOOP	255		27.75	7,076		
				HEATING/COOL	9	WARM/COOL AIR	1.03	G	BAS	L	BAS AREA	336	2009	367.61	123,516		
				FUEL SOURCE	1	OIL	1.00	H	BIG	N	BUILT-IN GARAGE	576		119.61	68,896		
								H	USF	L	UP-STRY FIN	432	2009	311.93	134,752		
									F21	O	FPL 2S 1OP	1		16,082.80	16,083		
									ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289		
									WPL	O	WHIRLPOOL-ADD	1		2,576.10	2,576		

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	V
HEAT	A
ELECT	A

EFF. YR/AGE	2002 / 20
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$1,064,100