

Key: 7268

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.756

LEGAL

LAND

DETACHED

BUILDING

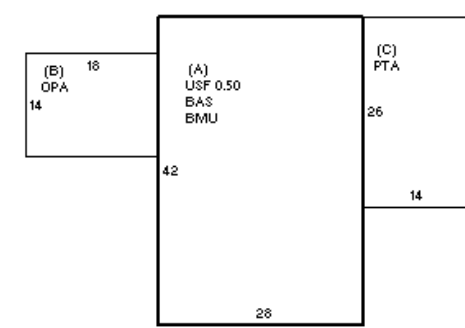
CURRENT OWNER		PARCEL ID		LOCATION	
BARNHILL TRUST GAVIN CONSTANCE & HULL MARY TRSTES 16 ALLEN AVE MANCHESTER, MA 01944-1144		9B-25-C		51 HILLTOP LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	
BARNHILL TRUST		07/01/1985	A	1 4607-30	
GAVIN		05/29/1958	N	1 1006-482	

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 %
19-684	10/03/2019	11	Window Rplc		02/28/2020	TCK	100 100
18-771	09/26/2018	11	Window Rplc	13,019	02/25/2019	TCK	100 100
	02/09/2010	50	Meas & List			RRC	100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WC	1.00	100	2,748,750	1.00	100	1.00	CF4	7.50	2,524,100
300	A	0.671	WC	1.00	100	144,000	1.00	100	1.00	CF4	7.50	96,620

TOTAL	1.589 Acres	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE Riverfront W/great View	LAND		2,620,700	2,183,800		
Inf1	100		BUILDING		448,300	408,000		
Inf2	100		DETACHED		0	0		
			OTHER		0	0		
TOTAL					3,069,000	2,591,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST REVIEW	3/11/2020	MR
STYLE	4	1.00	CAPE [100%]			
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	659,269
NET AREA	1,764	DETAIL ADJ	1.010	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,176		83.85	98,612	CONDITION ELEM	CD
\$NLA(RCN)	\$374	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	1,176	1953	303.53	356,947	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	588	1953	257.55	151,441	INTERIOR	A
				ROOF COVER	2	WOOD SHIN	1.01	B	OPA	N	OPEN PORCH	252		91.32	23,012	KITCHEN	A
				FLOOR COVER	42	ASPH TL/SOFTWD	1.00	C	PTA	N	PATIO/STOOP	364		21.48	7,819	BATHS	G
				INT. FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	2		3,323.40	6,647	HEAT	A
				HEATING/COOL	1	FORCED AIR	1.00		F11	O	FPL 1S 1OP	1		8,972.40	8,972	ELECT	A
				FUEL SOURCE	1	OIL	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.5	1.00														
ROOMS		7	1.00														
BEDROOMS		5	1.00														
FULL BATHS		2	1.00														
1/2 BATHS		0	1.00														
FIXTURES		6	\$5,818														
UNITS		1	1.00														
EFF.YR/AGE		1971 / 51															
COND		32	32 %														
FUNC		0															
ECON		0															
DEPR		32	% GD	68													
RCNLD				\$448,300													