

Key: 7335

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.827

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
YELLOW SKY HOLDINGS NOMINEE TRUST SHEPHERD SUSAN A TRUSTEE 280 ISLINGTON RD AUBURNDALE, MA 02466-1019		9C-26-3		268 BARN HILL RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
YELLOW SKY HOLDINGS NOMIN		05/18/2011	O	320,000	25455-73
ANDREW HUNTER HEIRS		02/01/2006	A	1 20705-2	
ANDREW H HUNTER REV LIV T		05/13/2004	A	1 18583-165	

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 %
13-218	04/23/2013	2	Additions	8,500	04/18/2014	MR	100 100
13-219	04/23/2013	4	Outbuildings	4,000	04/18/2014	MR	100 100
SS13-5		20	Splits/Land		12/31/2011		100 100
11-205	05/20/2011	10	Reroof	5,200	05/03/2012	MR	100 100
	02/10/2010	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	23,746	WC	1.00	100	1.00	100	1.00	R06	1.75		537,530

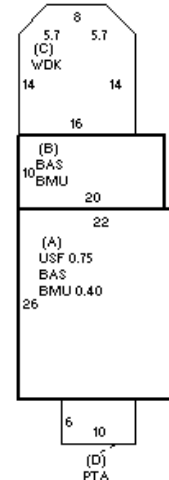
TOTAL	23,741 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE	LAND	537,500	447,900			
Inf1	100		BUILDING	109,100	104,800			
Inf2	100		DETACHED	11,800	11,300			
			OTHER	0	0			
<b>TOTAL</b>			<b>658,400</b>	<b>564,000</b>				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50	1981	400	47.14	9,400
OPA	-	0.90	10 0.90	2013	150	17.93	2,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	
STYLE	4	1.00	CAPE [100%]	LIST
QUALITY	-	0.80	MINUS AVE [100%]	REVIEW
FRAME	1	1.00	WOOD FRAME [100%]	5/14/2014 MR



YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	303.068
NET AREA	1,201	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	429		72.38	31,053	CONDITION ELEM CD	
\$NLA(RCN)	\$252	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	+	BAS	L	BAS AREA	772	1935	218.51	168,686		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	429	1935	185.41	79,541		
STORIES	1.75	ADJ	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	C	WDK	N	WOOD DECK	272		46.72	12,708		
ROOMS	0		1.00	FLOOR COVER	1	HARDWOOD	1.00	D	PTA	N	PATIO/STOOP	60		14.32	859		
BEDROOMS	3		1.00	INT. FINISH	52	OTHER/DRY/WLI	1.00		F21	O	FPL 2S 1OP	1		8,300.80	8,301		
FULL BATHS	1		1.00	HEATING/COOL	2	HOT WATER	1.00										
1/2 BATHS	0		1.00	FUEL SOURCE	1	OIL	1.00										
FIXTURES	3	\$1,920															
UNITS	1	1.00															
EFF.YR/AGE 1952 / 70																	
COND 64 64 %																	
FUNC 0																	
ECON 0																	
DEPR 64 % GD 36																	
RCNLD \$109,100																	