Key: 753

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 839

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HUBBELL MATTHEW & MELISSA 26 BLACK HORSE DR ACTON, MA 01720	11G-12-G52	26 CAROLYN DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HUBBELL MATTHEW & MELISSA	07/27/2020	QS	409,000	33104-15
HANSEN KATRINA	03/17/1995	H	105,000	9592-216

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	%
	05/15/2020	2	Additions		05/15/2020		100	100
	04/03/2007	50	Meas & List			RRC	100	100
01-057	01/29/2001	2	Additions	15,000			100	100
01-019	01/09/2001	2	Additions	12,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,100	MC 1.00	100 1.00	100 1.00	366,500	3.18	100 1.00	R02 1.00			269,900

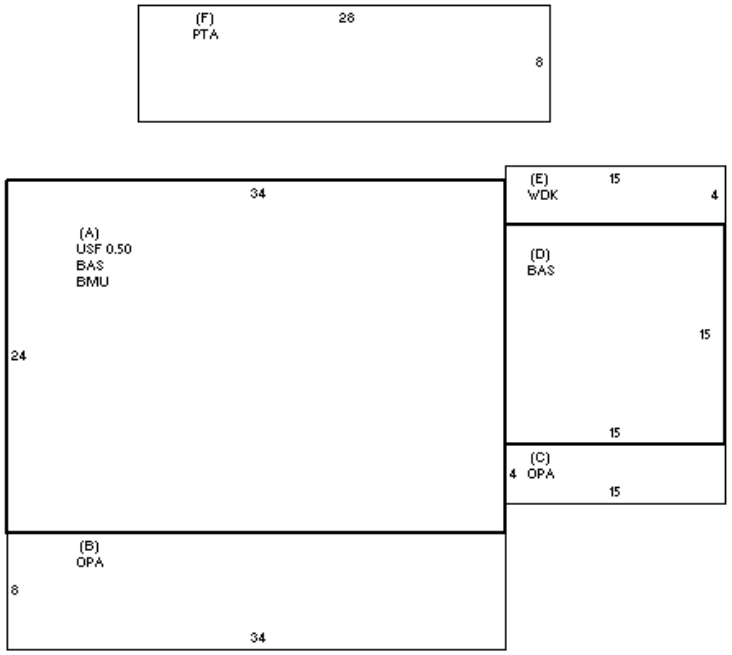
TOTAL	10,100 SF	ZONING	R20	FRNT	112
Nbhd	MID CHATHAM	NOTE	Access to Recreation Area PL105/75		
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	269,900	224,900
BUILDING	308,300	284,200
DETACHED	700	700
OTHER	0	0
TOTAL	**578,900**	**509,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X8		64	16.25	700

PHOTO 12/08/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/8/2021	NF
LIST	12/8/2021	EST
REVIEW	1/19/2022	EMZ

YEAR BLT	1966	SIZE ADJ	1.000
NET AREA	1,449	DETAIL ADJ	0.850
$NLA(RCN)	$288	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
FULL BATHS	1	1.00
1/2 BATHS	0	1.00
FIXTURES	3	$2,040
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	816		76.14	62,132
A	BAS	L	BAS AREA	816	1966	221.87	181,048
A	USF	L	UP-STRY FIN	408	1966	188.27	76,813
+	OPA	N	OPEN PORCH	332		76.10	25,265
D	BAS	L	BAS AREA	225	2001	221.87	49,921
E	WDK	N	WOOD DECK	60		58.40	3,504
F	PTA	N	PATIO/STOOP	224		17.90	4,010
	F21	O	FPL 2S 1OP	1		10,376.00	10,376
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	416,586
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A

EFF.YR/AGE	1984 / 38	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$308,300