Key: 762

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 848

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LALLY KEVIN & LYNN A 6 PATRICIA RD FRAMINGHAM, MA 01701-3961	11G-23-G57	30 BARBARA DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LALLY KEVIN & LYNN A	06/01/1993	H	105,000	8604-322

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

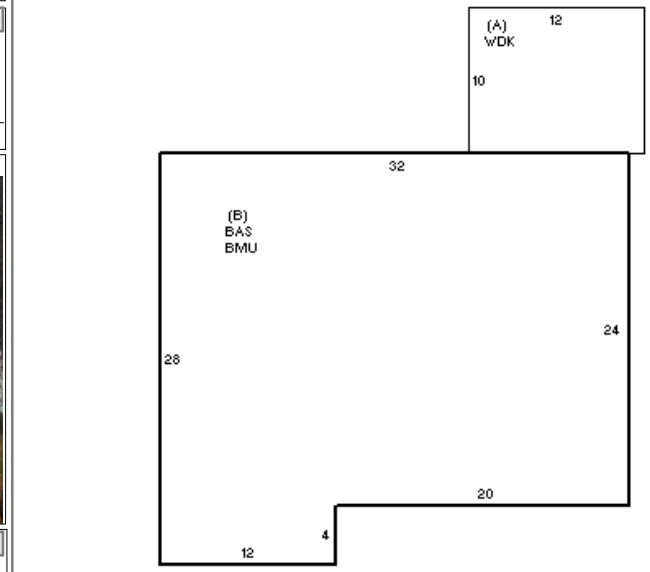
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	04/03/2007	50	Meas & List			RRC	100	100
1993063	05/05/1993	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,500	MC 1.00	100 1.00	100 1.00	366,500	2.33	100 1.00	R02 1.00			284,450

TOTAL	14,500 SF	ZONING	R20	FRNT	100
Nbhd	MID CHATHAM	NOTE	Access to Recreation Area PL105/75		
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	284,500	237,000
BUILDING	187,500	170,600
DETACHED	800	800
OTHER	0	0
TOTAL	**472,800**	**408,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8X8		64	16.25	800

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	1960	SIZE ADJ	1.000
NET AREA	816	DETAIL ADJ	0.850
$NLA(RCN)	$359	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	120		58.40	7,008
B	BMU	N	BSMT UNFINISHED	816		76.14	62,132
B	BAS	L	BAS AREA	816	1960	260.89	212,885
	F11	O	FPL 1S 1OP	1		7,477.00	7,477
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	293,019

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

EFF.YR/AGE	1968 / 54	
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64
RCNLD		$187,500