

Key: 772

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 858

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
44 ETHELMA REALTY TRUST VALLE MARCELO FRIAS TRUSTEE 2 ETHEL ST APT 2 ROSLINDALE, MA 02131-4508				11G-32-G31				44 ETHELMA DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
44 ETHELMA REALTY TRUST				03/01/2016	QS	527,500	29483-228				
MICHAUD BRIAN L & ELIZABE				03/10/2014	O	365,000	28024-205				
TRUSTEE OF BOSTON COLLEGE				10/01/2002	A	1	15680-310				


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	%
14-177	10/17/2022	14	DECK		10/20/2022	CC	100	100
	04/07/2014	3	Renovations	57,900	05/08/2015	MW	100	100
	02/04/2005	50	Meas & List			RRC	100	100
P2004003	01/15/2004	99	n/a				100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,600	MC	1.00	90 0.90	100 1.00	527,760	1.98	100 1.00	PF4	1.60	421,780

TOTAL	17,600 SF	ZONING	R20	FRNT	0	ASSESSED	LAND 421,800 BUILDING 498,600 DETACHED 2,200 OTHER 0 TOTAL 922,600	CURRENT	351,500 453,700 0 0 805,200	PREVIOUS
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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	G	1.20	10 0.90	12X10	2022	120	19.92 2,200

PHOTO 12/07/2021




BUILDING	CD	ADJ	DESC	MEASURE	12/7/2021	NF
MODEL	1		RESIDENTIAL	LIST	12/7/2021	EST
STYLE	8	0.95	CONTEMPORARY [100%]	REVIEW	10/20/2022	CC
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	536,100	
NET AREA	1,632	DETAIL ADJ	0.997	FOUNDATION	3	FOUND WALL	1.00	+	BAS	L	BAS AREA	832	1967	304.15	253,050	CONDITION ELEM	CD	
\$NLA(RCN)	\$328	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	WDK	N	WOOD DECK	320		70.08	22,426	EXTERIOR	V	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	CPA	N	CARPORT	260	62.62	16,280	INTERIOR	V	
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	1.00	D	OPA	N	OPEN PORCH	32		91.31	2,922	KITCHEN	V	
ROOMS	7	1.00	FLOOR COVER	13	HARDWD/CARPET	1.00	1.00	E	PTA	N	PATIO/STOOP	224		21.48	4,812	BATHS	V	
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	1.00	+	ASH	N	ATT SHED	140		72.72	10,181	HEAT	U	
FULL BATHS	1	1.00	HEATING/COOL	11	HT-WT/COOL AIR	1.05	1.05	+	USF	L	UP-STRY FIN	800	1967	258.08	206,462	ELECT	U	
1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	1.00		F21	O	FPL 2S 1OP	1		12,451.20	12,451			
FIXTURES	6	\$5,743							ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772			
UNITS	1	1.00																
																EFF.YR/AGE	2015 / 7	
																COND	7 7 %	
																FUNC	0	
																ECON	0	
																DEPR	7 % GD	93
																RCNLD	\$498,600	