**Key: 799**

# Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 885

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **PRYCE LEWIS HILTON G & WENDY**<br>**20 OAKLAND ST**<br>**LEXINGTON, MA 02420-3626** | **11G-6-G45** | **25 ETHELMA DR** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| PRYCE LEWIS HILTON G & WE | 03/23/2012 | QS | 427,000 | 26182-208 |
| FLETCHER WARREN L & BETH | 04/02/1992 | Q | 50,000 | 7950-238 |

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

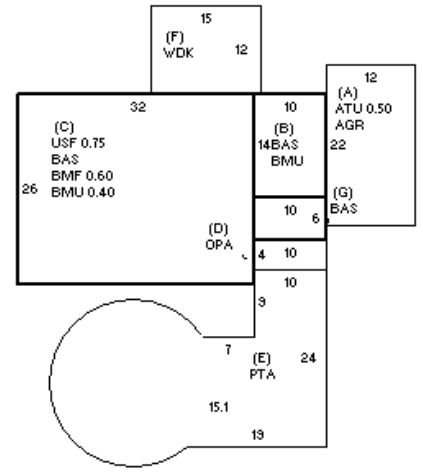
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 22-693 | 08/23/2022 | 77 | SOLAR PANELS | 4,000 | | | 100 | 100 |
| 22-133 | 02/08/2022 | 2 | Additions | | 04/25/2023 | NF | 100 | 100 |
| 21-1117 | 12/07/2021 | 2 | Additions | 300,000 | 04/25/2023 | NF | 60 | 70 |
| | 03/18/2004 | 50 | Meas & List | | | RRC | 100 | 100 |
| P2003173 | 08/28/2003 | 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 | 13,400 | MC 1.00 | 100 1.00 | 100 1.00 | 366,500 | 2.49 | 100 1.00 | R02 1.00 | | | 281,150 |

| | |
|---|---|
| TOTAL | 13,400 SF |
| ZONING | R20 |
| FRNT | 133 |
| Nbhd | MID CHATHAM |
| Infl1 | 100 |
| Infl2 | 100 |
| NOTE | Access to Recreation Area PL 105/75 |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 281,200 | 234,300 |
| BUILDING | 535,000 | 381,900 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **816,200** | **616,200** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 04/25/2023

BLDG COMMENTS

BMF=FAM RM (PER CONTRACTOR 3/29/22)

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.00 | CAPE [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 12/7/2021 | NF |
| LIST | 4/25/2023 | EST |
| REVIEW | 5/9/2023 | EMZ |

| | | | |
|---|---|---|---|
| YEAR BLT | 1994 | SIZE ADJ | 1.000 |
| NET AREA | 1,656 | DETAIL ADJ | 1.030 |
| $NLA(RCN) | $351 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| FULL BATHS | 2 | 1.00 |
| 1/2 BATHS | 1 | 1.00 |
| FIXTURES | 8 | $6,592 |
| 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 | 13 | HARDWD/CARPET | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 9 | WARM/COOL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | AGR | N | ATTACHED GARAGE | 264 | | 86.04 | 22,715 |
| A | ATU | N | UNFIN ATTIC | 132 | | 78.50 | 10,362 |
| + | BMU | N | BSMT UNFINISHED | 473 | | 90.48 | 42,797 |
| + | BAS | L | BAS AREA | 972 | 1994 | 261.06 | 253,755 |
| C | BMF | N | BSMT FINISH-SEP | 499 | | 108.60 | 54,191 |
| C | USF | L | UP-STRY FIN | 624 | 1994 | 221.52 | 138,230 |
| D | OPA | N | OPEN PORCH | 40 | | 76.10 | 3,044 |
| E | PTA | N | PATIO/STOOP | 741 | | 17.90 | 13,264 |
| F | WDK | N | WOOD DECK | 180 | | 58.40 | 10,512 |
| G | BAS | L | BAS AREA | 60 | 2022 | 261.07 | 15,664 |
| | F21 | O | FPL 2S 1OP | 1 | | 10,376.00 | 10,376 |

| TOTAL RCN | 581,502 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | V |
| INTERIOR | V |
| KITCHEN | V |
| BATHS | V |
| HEAT | U |
| ELECT | U |

| EFF.YR/AGE | 2022 / 0 | | |
|---|---|---|---|
| COND | 0 | 0 % | |
| FUNC | 8 | UC | |
| ECON | 0 | | |
| DEPR | 8 | % GD | 92 |
| RCNLD | | | $535,000 |