

Key: 6548

## Town of CHATHAM - Fiscal Year 2018

9/13/2017

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| CURRENT OWNER                                                |   |          |  |      |       |     |       | PARCEL ID        |          |         |       | LOCATION         |      |     |            |           |              |  |
|--------------------------------------------------------------|---|----------|--|------|-------|-----|-------|------------------|----------|---------|-------|------------------|------|-----|------------|-----------|--------------|--|
| BOLAND JAMES P<br>70 PARK ST #16<br>BROOKLINE, MA 02446-6300 |   |          |  |      |       |     |       | 71-69-C77-0      |          |         |       | 253 RIVERVIEW DR |      |     |            |           |              |  |
|                                                              |   |          |  |      |       |     |       | TRANSFER HISTORY |          |         |       | DOS              |      | T   | SALE PRICE |           | BK-PG (Cert) |  |
|                                                              |   |          |  |      |       |     |       | BOLAND JAMES P   |          |         |       | 05/01/1982       |      | QS  | 64,600     |           | (92486)      |  |
| CD                                                           | T | AC/SF/UN |  | Nbhd | Infl1 |     | Infl2 |                  | ADJ BASE | SAF     | Infl3 |                  | Lpi  | VC  | CREDIT AMT | ADJ VALUE |              |  |
| 100                                                          | S | 24,792   |  | MC   | 1.00  | 100 | 1.00  | 100              | 1.00     | 259,500 | 1.48  | 100              | 1.00 | R03 | 1.00       |           | 219,030      |  |

| TOTAL | 24,792 SF   | ZONING           | R60      | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|------------------|----------|------|---|----------|---------|----------|
| Nbhd  | MID CHATHAM | N<br>O<br>T<br>E | -5% Topo |      |   | LAND     | 219,000 | 212,600  |
| Infl1 | 100         |                  |          |      |   | BUILDING | 183,500 | 178,300  |
| Infl2 | 100         |                  |          |      |   | DETACHED | 0       | 0        |
|       |             |                  |          |      |   | OTHER    | 0       | 0        |
|       |             |                  |          |      |   | TOTAL    | 402,500 | 390,900  |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO                                                                              | 11/21/2012 |
|----|------|------|----------|----|-------|-----------|-------|------------------------------------------------------------------------------------|------------|
|    |      |      |          |    |       |           |       |  |            |

| BUILDING | CD | ADJ  | DESC                | MEASURE        |            |    |
|----------|----|------|---------------------|----------------|------------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST<br>REVIEW | 11/21/2012 | MR |
| STYLE    | 2  | 0.85 | RAISED RANCH [100%] |                |            |    |
| QUALITY  | +  | 1.20 | PLUS AVE [100%]     |                |            |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |                |            |    |

|            |       |            |       |              |    |                |      |   |     |   |                 |       |      |            |         |                |           |            |       |           |  |
|------------|-------|------------|-------|--------------|----|----------------|------|---|-----|---|-----------------|-------|------|------------|---------|----------------|-----------|------------|-------|-----------|--|
| YEAR BLT   | 1980  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE  | RCN     | TOTAL RCN      | 238,273   |            |       |           |  |
| NET AREA   | 1,786 | DETAIL ADJ | 0.850 | FOUNDATION   | 99 | N/A            | 1.00 | A | AGR | N | ATTACHED GARAGE | 460   |      | 47.01      | 21,626  | CONDITION ELEM | CD        |            |       |           |  |
| \$NLA(RCN) | \$133 | OVERALL    | 1.000 | EXT. COVER   | 1  | WOOD SHINGLE   | 1.00 | B | OPA | N | OPEN PORCH      | 48    |      | 45.35      | 2,177   |                |           |            |       |           |  |
| CAPACITY   |       |            |       | ROOF SHAPE   | 1  | GABLE          | 1.00 | C | LLF | L | LOWER LEVEL FIN | 874   | 1980 | 93.20      | 81,461  | EXTERIOR       |           |            |       |           |  |
| STORIES    | 1     | 1.00       |       | ROOF COVER   | 1  | ASPH/CMP SHIN  | 1.00 | D | WDK | N | WOOD DECK       | 240   |      | 34.80      | 8,352   | INTERIOR       |           |            |       |           |  |
| ROOMS      | 0     | 1.00       |       | FLOOR COVER  | 34 | CARPET/ASPH TL | 1.00 | + | BAS | L | BAS AREA        | 912   | 1980 | 126.43     | 115,301 | KITCHEN        |           |            |       |           |  |
| BEDROOMS   | 3     | 1.00       |       | INT. FINISH  | 2  | DRYWALL        | 1.00 |   |     |   |                 | F11   | O    | FPL 1S 1OP | 1       |                |           | 4,460.40   | 4,460 | BATHS     |  |
| FULL BATHS | 2     | 1.00       |       | HEATING/COOL | 2  | HOT WATER      | 1.00 |   |     |   |                 |       |      |            |         |                |           |            |       | HEAT      |  |
| 1/2 BATHS  | 0     | 1.00       |       | FUEL SOURCE  | 2  | GAS            | 1.00 |   |     |   |                 |       |      |            |         | ELECT          |           |            |       |           |  |
| FIXTURES   | 6     | \$4,896    |       |              |    |                |      |   |     |   |                 |       |      |            |         |                |           | EFF.YR/AGE |       | 1988 / 28 |  |
| UNITS      | 1     | 1.00       |       |              |    |                |      |   |     |   |                 |       |      |            |         |                |           | COND       | 23    | 23 %      |  |
|            |       |            |       |              |    |                |      |   |     |   |                 |       |      |            |         | FUNC           |           | 0          |       |           |  |
|            |       |            |       |              |    |                |      |   |     |   |                 |       |      |            |         | ECON           |           | 0          |       |           |  |
|            |       |            |       |              |    |                |      |   |     |   |                 |       |      |            |         | DEPR           | 23        | % GD       | 77    |           |  |
|            |       |            |       |              |    |                |      |   |     |   |                 |       |      |            |         | RCNLD          | \$183,500 |            |       |           |  |

