

Key: 1392

Town of CHATHAM - Fiscal Year 2019

9/5/2018

3:33 pm

SEQ #: 1.500

LEGAL AND

CURRENT OWNER							PARCEL ID					LOCATION						
GARVER Y CHATHAM REALTY TRUST GLEN GARVEY COREEN PACKER CAROLY G-KENT 18 KENSINGTON RD WILBRAHAM, MA 01095							12J-29-G7-0					14 ROVER RUN						
							TRANSFER HISTORY					DOS		T	SALE PRICE		BK-PG (Cert)	
							GARVER Y CHATHAM REALTY TR N/A					06/01/1999 06/26/1984		A QS	1 (153371) 430,000 (97178)			
CD	T	AC/SF/UN		Nbhd		Infl1		Infl2		ADJ BASE		SAF	Infl3		Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000		NC	1.00	100	1.00	100	1.00	1,557,000		1.00	100	1.00	CF4	6.00		1,429,750
300	A	0.081		NC	1.00	100	1.00	100	1.00	81,600		1.00	100	1.00	CF4	6.00		6,610

TOTAL	43,522 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	NOTE	Cove Frt			LAND	1,436,400	1,436,400
Infl1	100					BUILDING	704,200	570,000
Infl2	100					DETACHED	5,500	5,200
						OTHER	0	0
						TOTAL	2,146,100	2,011,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPC	A	1.00	70 0.30	1981	544	33.52	5,500



BLDG COMMENTS
MST=STOVE

DETACHED

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST REVIEW	2/7/2018	APK
STYLE	4	1.05	CAPE [100%]			
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	926,617
NET AREA	3,527	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	+	BMF	N	BSMT FINISH-SEP	1,626		92.07	149,705	CONDITION ELEM	
\$NLA(RCN)	\$263	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	A	USF	L	UP-STRY FIN	801	1952	170.91	136,896	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,932	1952	201.38	389,072	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BMU	N	BSMT UNFINISHED	794		65.08	51,672	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BAS AREA	794	1985	201.38	159,898	BATHS	G
				INT. FINISH	2	DRYWALL	1.00		PTA	N	PATIO/STOOP	720		15.19	10,937	HEAT	A
				HEATING/COOL	5	ELECTRIC BB	1.00		BMG	O	BSMT GARAGE	2		2,352.15	4,704	ELECT	U
				FUEL SOURCE	3	ELECTRIC	1.00		F11	O	FPL 1S 1OP	1		6,351.90	6,352		
									MST	O	MASONRY STACK	1		1,756.20	1,756		
																EFF.YR/AGE	1986 / 31
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$704,200

