

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER						PARCEL ID						LOCATION						
FLYNN BRIAN N 54 ROWLAND DR N CHATHAM, MA 02650						13J-19-AR4-0						54 ROWLAND DR						
						TRANSFER HISTORY						DOS		T	SALE PRICE		BK-PG (Cert)	
						FLYNN BRIAN N						05/16/2012		A	1 26335-178			
						FLYNN MARGARET & BRIAN N						06/20/2008		A	1 22993-173			
						FLYNN MARGARET						06/07/2007		A	10 22091-161			
CD	T	AC/SF/UN		Nbhd		Infl1		Infl2		ADJ BASE		SAF	Infl3		Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,436		NC	1.00	100	1.00	100	1.00	454,125		1.74	100	1.00	R06 1.75			371,500

TOTAL	20,436 SF	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH CHATHAM	N	WView			LAND	371,500	371,500
Inf1	100	O				BUILDING	342,600	315,400
Inf2	100	T				DETACHED	0	0
		E				OTHER	0	0
						TOTAL	714,100	686,900

[illegible]

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL			
STYLE	4	1.05	CAPE [100%]	LIST		
QUALITY		1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	1/15/2013	MR

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	2,062	DETAIL ADJ	1.080
\$NLA(RCN)	\$225	OVERALL	1.000
CAPACITY	UNITS	ADJ	
STORIES	1.75	1.00	
ROOMS	0	1.00	
BEDROOMS	3	1.00	
FULL BATHS	2	1.00	
1/2 BATHS	1	1.00	
FIXTURES	8	\$8,302	
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	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	720		51.80	37,296
+	BAS	L	BAS AREA	1,044	1970	172.87	180,480
A	USF	L	UP-STRY FIN	540	1970	146.71	79,224
B	BMF	N	BSMT FINISH-SEP	324		71.28	23,095
C	WDK	N	WOOD DECK	314		38.40	12,058
D	AGR	N	ATTACHED GARAGE	572		50.67	28,981
E	BAS	L	BAS AREA	294	2008	172.87	50,825
F	BAS	L	BAS AREA	184	2007	172.87	31,808
G	ASH	N	ATT SHED	48		39.78	1,909
F11	O	O	FPL 1S 1OP	1		4,917.60	4,918
GFP	O	O	GAS LOG/FP/E FP	1		4,092.00	4,092

TOTAL RCN		462,988	
CONDITION ELEM		CD	
EXTERIOR			
INTERIOR			
KITCHEN			
BATHS			
HEAT			
ELECT			
EFF.YR/AGE		1982 / 35	
COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74
RCNLD		\$342,600	