Key: 3831

Town of CHATHAM - Fiscal Year 2019

9/5/2018 3:33 pm SEQ #: 4,124

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DAVIN FAMILY NOMINEE TRUST MICAHEL R & ELLEN M DAVIN CO-TRSTEES 92 KIMBALL RD CARLISLE, MA 01741	16D-29-22-0	85 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DAVIN FAMILY NOMINEE TRUS	10/15/2015	A	1	29203-187
DAVIN MICHAEL R & ELLEN M	09/17/2015	A	1	29143-153
DAVIN FAMILY NOMINEE TRUS	07/17/2009	QS	4,830,100	23897-132

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-470	08/14/2015	3	Renovations	1,800,000	05/10/2017	NF	100	100
	04/13/2006	50	Meas & List			RRC	100	100
000000582	09/08/2004	99	n/a	175,000			100	100
000000581	09/08/2004	99	n/a	3,000			100	100
P2004449	08/27/2004	99	n/a	21,870			100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	CH	1.00	100	1.00	100	1.00	2,724,750	1.00	100	1.00	W11	10.50			2,502,070
300	A	0.091	CH	1.00	100	1.00	100	1.00	142,800	1.00	100	1.00	W11	10.50			12,990

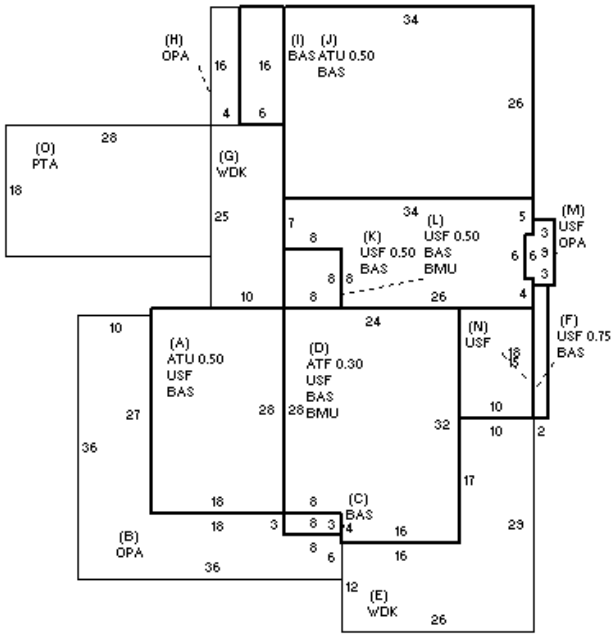
TOTAL	1.009 Acres	ZONING	R40	FRNT	0
Nbhd	CHATHAM	NOTE	SI Ocn Wv		
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	2,515,100	2,515,100
BUILDING	2,722,800	2,473,500
DETACHED	37,700	37,400
OTHER	288,200	264,700
TOTAL	**5,563,800**	**5,290,700**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPC	E	1.80	10	0.90		1998	648	58.05	33,900
SHF	G	1.20	10	0.90	Good Qualtiy	2000	112	14.58	1,500
PTD	A	1.00	10	0.90	14X18		252	10.20	2,300
TEN	A	1.00	10	0.90			1	2.90	

PHOTO 05/10/2017



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	18	1.30	ANTIQUE [100%]
QUALITY	E	3.50	EXCELLENT [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/20/2016	WFF
LIST	6/20/2016	WFF
REVIEW	6/29/2017	TD

BLDG COMMENTS

NO STOVE IN GUEST SUITE PER MLS

YEAR BLT	1895	SIZE ADJ	1.000
NET AREA	4,793	DETAIL ADJ	1.350
$NLA(RCN)	$631	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	14	1.00
BEDROOMS	3	1.00
FULL BATHS	3	1.00
1/2 BATHS	1	1.00
FIXTURES	15	$56,784
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	2	WOOD SHIN	1.01
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	2,898	1895	569.19	1,649,512
+	ATU	N	UNFIN ATTIC	694		150.85	104,689
+	OPA	N	OPEN PORCH	667		145.95	97,349
+	BMU	N	BSMT UNFINISHED	800		146.69	117,348
D	ATF	L	FINISHED ATTIC	221	1895	342.51	75,695
+	WDK	N	WOOD DECK	732		112.00	81,984
+	USF	L	UP-STRY FIN	1,674	1895	483.05	808,623
O	PTA	L	PATIO/STOOP	504		34.30	17,287
	PTA	N	PATIO/STOOP	468		34.30	16,051

TOTAL RCN	3,025,320

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

EFF.YR/AGE	2007 / 10	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD		$2,722,800

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Town of CHATHAM - Fiscal Year 2019

9/5/2018 3:33 pm SEQ #: 4,125

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DAVIN FAMILY NOMINEE TRUST MICAHEL R & ELLEN M DAVIN CO-TRSTEES 92 KIMBALL RD CARLISLE, MA 01741	16D-29-22-0	85 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		2	2 of 2

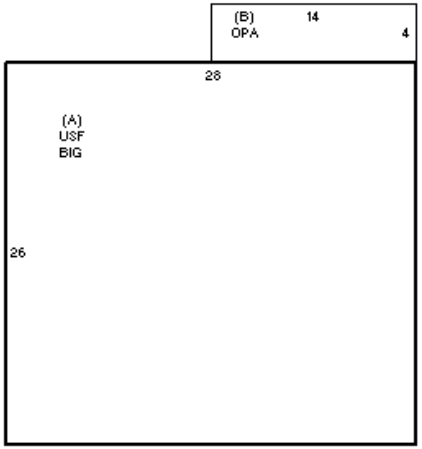
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	288,200	
DETACHED		
OTHER		
TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/10/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	17	1.00	GAR/APT [100%]
QUALITY	V	2.20	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE		
LIST		
REVIEW	6/29/2017	TD

YEAR BLT	2004	SIZE ADJ	1.000
NET AREA	728	DETAIL ADJ	0.990
$NLA(RCN)	$445	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	0	1.00
BEDROOMS	1	1.00
FULL BATHS	1	1.00
1/2 BATHS	0	1.00
FIXTURES	3	$5,212
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHIN	1.01
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	BIG	N	BUILT-IN GARAGE	728		91.00	66,249
A	USF	L	UP-STRY FIN	728	2004	322.44	234,733
B	OPA	N	OPEN PORCH	56		91.73	5,137
	F21	O	FPL 2S 1OP	1		12,509.20	12,509

TOTAL RCN	323,840

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2006 / 11	
COND	11	11 %
FUNC	0	
ECON	0	
DEPR	11	% GD 89
RCNLD		$288,200