

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER                                                                                     |   |          |  |      |            |       |      |        |      | PARCEL ID               |  |      |       |      | LOCATION          |      |            |            |           |              |  |
|---------------------------------------------------------------------------------------------------|---|----------|--|------|------------|-------|------|--------|------|-------------------------|--|------|-------|------|-------------------|------|------------|------------|-----------|--------------|--|
| MORGAN FAMILY TRUST<br>KIRWAN T & ANN R MORGAN TRUSTEES<br>191 ROUND COVE RD<br>CHATHAM, MA 02633 |   |          |  |      |            |       |      |        |      | 7J-36-C276-0            |  |      |       |      | 187 ROUND COVE RD |      |            |            |           |              |  |
|                                                                                                   |   |          |  |      |            |       |      |        |      | TRANSFER HISTORY        |  |      |       |      | DOS               |      | T          | SALE PRICE |           | BK-PG (Cert) |  |
|                                                                                                   |   |          |  |      |            |       |      |        |      | MORGAN FAMILY TRUST     |  |      |       |      | 09/23/2016        |      | T          | 365,000    |           | (210768)     |  |
|                                                                                                   |   |          |  |      |            |       |      |        |      | GRADY JAMES M & HELEN M |  |      |       |      | 05/01/2002        |      | QS         | 1          |           | 403-62       |  |
| GRADY, JAMES                                                                                      |   |          |  |      | 12/01/1981 |       | QS   | 22,500 |      | (87618)                 |  |      |       |      |                   |      |            |            |           |              |  |
| CD                                                                                                | T | AC/SF/UN |  | Nbhd |            | Infl1 |      | Infl2  |      | ADJ BASE                |  | SAF  | Infl3 |      | Lpi               | VC   | CREDIT AMT |            | ADJ VALUE |              |  |
| 100                                                                                               | S | 28,276   |  | MC   | 1.00       | 100   | 1.00 | 100    | 1.00 | 259,500                 |  | 1.33 | 100   | 1.00 | R03               | 1.00 |            |            |           | 223,900      |  |
|                                                                                                   |   |          |  |      |            |       |      |        |      |                         |  |      |       |      |                   |      |            |            |           |              |  |

| TOTAL | 28,276 SF   | ZONING           | R60      | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|------------------|----------|---------|---------|----------|---------|----------|
| Nbhd  | MID CHATHAM | N<br>O<br>T<br>E |          |         |         | LAND     | 223,900 | 223,900  |
| Inf1  | 100         |                  | BUILDING | 187,800 | 172,800 |          |         |          |
| Inf2  | 100         |                  | DETACHED | 0       | 0       |          |         |          |
|       |             |                  | OTHER    | 0       | 0       |          |         |          |
|       |             |                  | TOTAL    | 411,700 | 396,700 |          |         |          |

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



| BUILDING | CD | ADJ  | DESC              | MEASURE |           |    |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       |         |           |    |
| STYLE    | 1  | 0.88 | RANCH [100%]      | LIST    | 6/28/2018 | NF |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] | REVIEW  | 7/5/2018  | TD |

|            |       |            |       |
|------------|-------|------------|-------|
| YEAR BLT   | 1985  | SIZE ADJ   | 1.000 |
| NET AREA   | 1,272 | DETAIL ADJ | 0.920 |
| \$NLA(RCN) | \$202 | OVERALL    | 1.000 |
| CAPACITY   | UNITS | ADJ        |       |
| STORIES    | 1     | 1.00       |       |
| ROOMS      | 6     | 1.00       |       |
| BEDROOMS   | 3     | 1.00       |       |
| FULL BATHS | 2     | 1.00       |       |
| 1/2 BATHS  | 0     | 1.00       |       |
| FIXTURES   | 6     | \$4,435    |       |
| 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  | 36 | CARPET/OTHER   | 1.00 |
| INT. FINISH  | 2  | DRYWALL        | 1.00 |
| HEATING/COOL | 11 | HT-WT/COOL AIR | 1.05 |
| FUEL SOURCE  | 2  | GAS            | 1.00 |

|   |     |   |                 |       |      |           |         |
|---|-----|---|-----------------|-------|------|-----------|---------|
| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
| A | OPA | N | OPEN PORCH      | 88    |      | 41.70     | 3,670   |
| B | AGR | N | ATTACHED GARAGE | 384   |      | 44.27     | 16,999  |
| C | WDK | N | WOOD DECK       | 192   |      | 32.00     | 6,144   |
| D | BMU | N | BSMT UNFINISHED | 1,272 |      | 37.68     | 47,930  |
| D | BAS | L | BAS AREA        | 1,272 | 1985 | 136.15    | 173,188 |
|   | F11 | O | FPL 1S 1OP      | 1     |      | 4,098.00  | 4,098   |
|   | ODS | O | OUT DOOR SHWR-A | 1     |      | 809.00    | 809     |

|                |           |         |
|----------------|-----------|---------|
| TOTAL RCN      | 257,273   |         |
| CONDITION ELEM | CD        |         |
| EXTERIOR       | A         |         |
| INTERIOR       | F         |         |
| KITCHEN        | A         |         |
| BATHS          | A         |         |
| HEAT           | A         |         |
| ELECT          | A         |         |
| EFF.YR/AGE     | 1975 / 42 |         |
| COND           | 27        | 27 %    |
| FUNC           | 0         |         |
| ECON           | 0         |         |
| DEPR           | 27        | % GD 73 |
| RCNLD          | \$187,800 |         |

| 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    | %   |
| 09-180<br>1985194 | 01/26/2017 | 3             | Renovations | 3,000  | 06/22/2018 | NF  | 100    | 100 |
|                   | 02/02/2010 | 50            | Meas & List |        | RRC        | 100 | 100    |     |
|                   | 05/18/2009 | 2             | Additions   |        |            | 100 | 100    |     |
|                   | 11/26/1985 | 99            | n/a         |        |            | 100 | 100    |     |

