

Key: 1094

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.204

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
GARDNER M DOZIER & MARGARET M 220A ALLANDALE RD CHESTNUT HILL, MA 02467-3200		12C-6-5		48 GARDNERS PATH	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GARDNER M DOZIER & MARGAR		01/16/1972	H	190,000	(57474)


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	%
SS16-99	12/31/2014	20	Splits/Land				100	100
12-088	02/15/2012	3	Renovations	12,000	07/10/2013	SF	100	100
12-089	02/15/2012	3	Renovations	14,000	07/10/2013	SF	100	100
11-506	12/08/2011	10	Reroof	12,000	04/06/2012	MR	100	100
	01/24/2011	50	Meas & List		01/24/2011	CE	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	CH 1.00	100	1.00	3,481,750	1.78	100	1.00	PF2	9.50	2,838,630
300	A	3,412	CH 1.00	100	1.00	182,400	1.00	100	1.00	PF2	9.50	622,350

TOTAL	3.871 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE			LAND	3,461,000	3,035,800	
Inf1	100		BUILDING	1,033,800	940,700			
Inf2	100		DETACHED	26,200	25,100			
			OTHER	0	0			
				TOTAL		4,521,000	4,001,600	

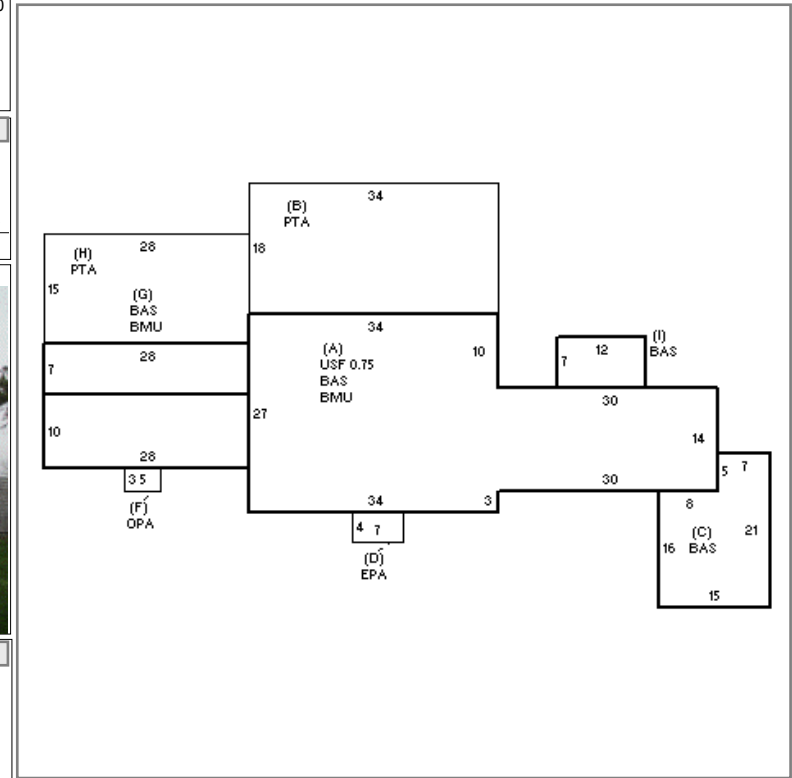
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
LBN	A	1.00	NV 0.00	1981	1	32.76		
CPD	A	1.00	10 0.90	1981	200	20.75	3,700	
CTC	A	1.00	20 0.80	1981	1	27,389.70	21,900	
SHF	A	1.00	10 0.90	1981	40	16.25	600	



BUILDING	CD	ADJ	DESC	MEASURE
MODEL	1		RESIDENTIAL	
STYLE	4	1.00	CAPE [100%]	
QUALITY	G	1.55	GOOD [100%]	
FRAME	1	1.00	WOOD FRAME [100%]	
				REVIEW 5/8/2015 MR

BLDG COMMENTS



BUILDING

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	3,387	DETAIL ADJ	1.010
\$NLA(RCN)	\$412	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		0	1.00
BEDROOMS		3	1.00
FULL BATHS		3	1.00
1/2 BATHS		0	1.00
FIXTURES		10	\$12,524
UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUND WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,814		100.54	182,387
EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	1,214	1950	301.52	366,040
ROOF SHAPE	1	GABLE	1.00	+	PTA	N	PATIO/STOOP	1,032		27.75	28,633
ROOF COVER	2	WOOD SHIN	1.01	+	BAS	L	BAS AREA	2,173	1950	355.34	772,148
FLOOR COVER	2	SOFTWOOD	1.00	D	EPA	N	ENCL PORCH	28		207.26	5,803
INT. FINISH	1	PLASTER	1.00	F	OPA	N	OPEN PORCH	15		118.01	1,770
HEATING/COOL	2	HOT WATER	1.00	F11	O	FPL 1S 1OP		1		11,589.40	11,589
FUEL SOURCE	1	OIL	1.00	F21	O	FPL 2S 1OP		1		16,082.80	16,083
				GEN	O	GENERATOR		1		0.00	

TOTAL RCN	1,396,978
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	1984 / 38
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$1,033,800