Key: 1239

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.353

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LYNCH BRIAN & LUBBE VERONIKA **121 FESSENDEN ST** **NEWTON, MA 02460**	**12G-26-H113**	**121 WOOD VALLEY RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LYNCH BRIAN & LUBBE VERON	01/15/2021	QS	622,500	33691-24
SHIELDS JAMES & RITA C	03/07/1973	N		1817-35

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	%
16-540	09/19/2016	3	Renovations		05/31/2017	NF	100	100
15-717	11/25/2015	10	Reroof	6,950	05/31/2017	NF	100	100
	04/05/2007	50	Meas & List			RRC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,000	MC 1.00	100 1.00	100 1.00	366,500	2.40	100 1.00	R03 1.00			282,970

TOTAL	14,000 SF	ZONING	R60	FRNT	88

Nbhd	MID CHATHAM
Infl1	100
Infl2	100

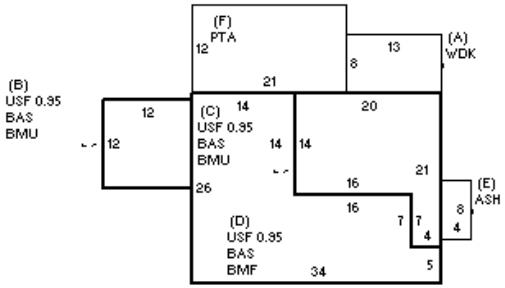
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	283,000	235,800
BUILDING	436,300	402,800
DETACHED	1,000	900
OTHER	0	0
TOTAL	**720,300**	**639,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	12X8	1981	96	14.26	1,000

PHOTO 05/31/2017



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/19/2021	NF
LIST	11/19/2021	EST
REVIEW	12/15/2021	MR

YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	2,005	DETAIL ADJ	1.050
$NLA(RCN)	$307	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.95	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
FULL BATHS	3	1.00
1/2 BATHS	0	1.00
FIXTURES	10	$8,400
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	3	GAMBREL	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	WDK	N	WOOD DECK	104		58.40	6,074
+	BMU	N	BSMT UNFINISHED	452		90.48	40,897
+	BAS	L	BAS AREA	1,028	1977	256.87	264,058
+	USF	L	UP-STRY FIN	977	1977	217.96	212,946
D	BMF	N	BSMT FINISH-SEP	576		108.60	62,554
E	ASH	N	ATT SHED	32		60.59	1,939
F	PTA	N	PATIO/STOOP	252		17.90	4,511
	BMG	O	BSMT GARAGE	1		2,770.00	2,770
	F21	O	FPL 2S 1OP	1		10,376.00	10,376

TOTAL RCN	614,525

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1975 / 47		
COND	29	29 %	
FUNC	0		
ECON	0		
DEPR	29	% GD	71
RCNLD			$436,300