

Key: 1291

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.405

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RUSSO JOSEPH 88 HAWTHORN ST NEWTON, MA 02458				12H-16A-K1				465 CROWELL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RUSSO JOSEPH				04/14/2022	QS	950,000	35049-339				
THE STEPHEN W OSBORN TRUS				04/14/2022	G	100	35049-330				
THE STEPHEN W OSBORN TRUS				02/18/2022	A	1	34918-119				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17-102	02/22/2017	3	Renovations		06/26/2018	NF	100	100
SS17-10	12/31/2015	20	Splits/Land		12/31/2015		100	100
	01/30/2007	50	Meas & List			AM	100	100
06-309	06/01/2006	2	Additions	1,850	01/30/2007		100	100
95-121	03/01/1995	2	Additions	25,000			100	100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,427	MC	1.00	1.00	403,150	1.41	MDW	1.10	MR2	1.00	343,910

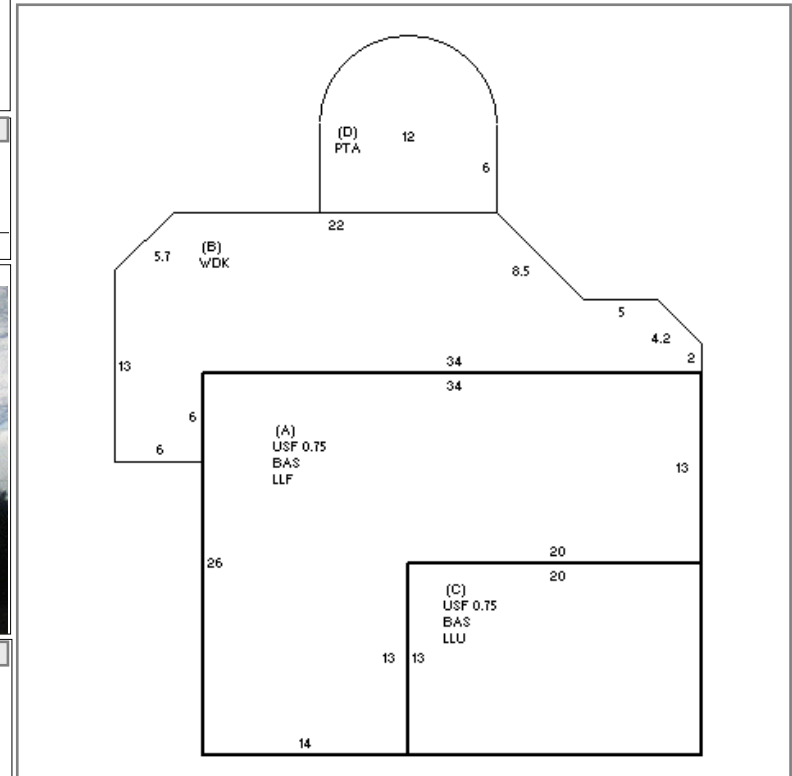
TOTAL	26,427 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	343,900	243,600
Infl1	100		BUILDING	377,200	343,500			
Infl2	100		DETACHED	2,100	1,900			
			OTHER	196,300	178,700			
		TOTAL	919,500	767,700				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 16X6		96	14.26	1,000
SHF	A	1.00	30 0.70 3X27		81	15.16	900
SHF	A	1.00	30 0.70 6X3		18	16.25	200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/11/2022	NF
MODEL	1		RESIDENTIAL	LIST	1/11/2022	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	2/7/2022	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	531,260	
NET AREA	1,547	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLF	N	LOWER LEVEL FIN	624		174.46	108,866	CONDITION ELEM	CD	
\$NLA(RCN)	\$343	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	884	1976	237.07	209,568	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	663	1976	201.16	133,369	INTERIOR	A
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	B	WDK	N	WOOD DECK	398		58.40	23,243	KITCHEN	A		
ROOMS	7	1.00	FLOOR COVER	3	W/W CARPET	1.00	C	LLU	N	LOWER LEVEL UN	260		133.57	34,729	BATHS	A		
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	D	PTA	N	PATIO/STOOP	129		17.90	2,309	HEAT	A		
FULL BATHS	3	1.00	HEATING/COOL	2	HOT WATER	1.00		F21	O	FPL 2S 1OP	1		10,376.00	10,376	ELECT	A		
1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00												
FIXTURES	11	\$8,800																
UNITS	0	1.00																
																EFF.YR/AGE	1976 / 46	
																COND	29 29%	
																FUNC	0	
																ECON	0	
																DEPR	29 % GD 71	
																RCNLD	\$377,200	

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

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

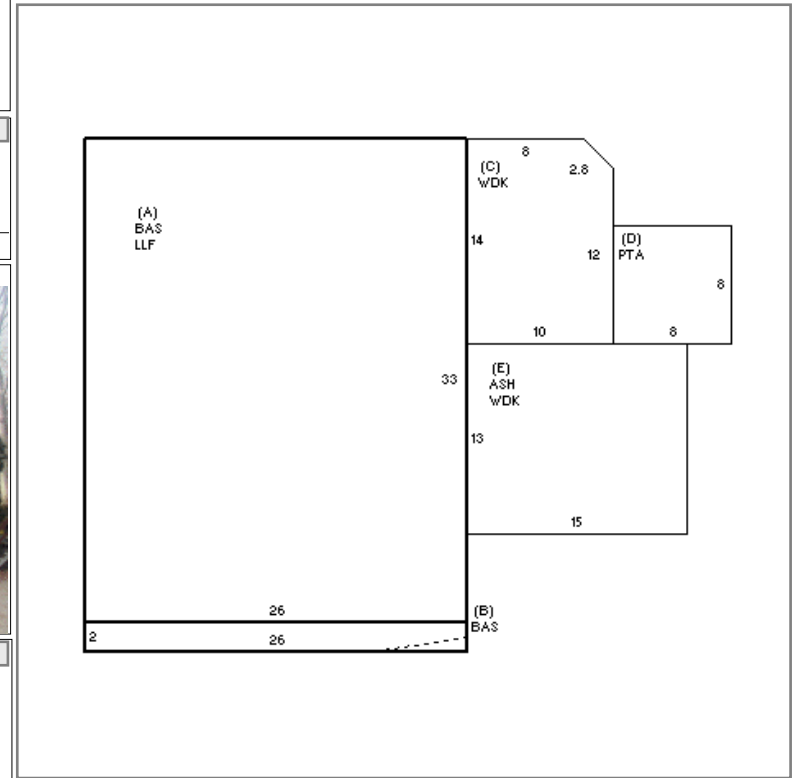
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	196,300	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/11/2022	NF
MODEL	1		RESIDENTIAL	LIST	1/11/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	2/7/2022	EMZ
QUALITY	L	0.70	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	254,997			
NET AREA	910	DETAIL ADJ	0.850	FOUNDATION	4	FLR & WALL	1.00	A	LLF	N	LOWER LEVEL FIN	858		109.55	93,993	CONDITION ELEM	CD			
\$NLA(RCN)	\$280	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	910	1995	148.86	135,461	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	333		40.88	13,613	INTERIOR	A			
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	PTA	N	PATIO/STOOP	64		12.53	802	KITCHEN	A			
				FLOOR COVER	1	HARDWOOD	1.00	E	ASH	N	ATT SHED	195		42.42	8,272	BATHS	A			
				INT. FINISH	2	DRYWALL	1.00									HEAT	A			
				HEATING/COOL	1	FORCED AIR	1.00									ELECT	A			
				FUEL SOURCE	2	GAS	1.00													
																		EFF.YR/AGE	1995 / 27	
																		COND	23 23 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	23 % GD 77	
																		RCNLD	\$196,300	