

Key: 159

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 163

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
SAIDE BRETT & AMY 99 RICHARDSON DR NEEDHAM, MA 02492				10D-44-D84				74 ELLIS ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SAIDE BRETT & AMY				09/23/2021	QS	1,000,000	34500-25					
MEYER NICHOLAS L & KATIE				11/09/2020	QS	660,000	33450-135					
WATSON DEBORAH S				01/09/2020	A	100	32610-23					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,300	WC	1.00	100	1.00	100	1.00	R04	1.40		383,970

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	%
19-505	11/29/2021	98	SALES QUESTI				100	100
16-452	07/15/2021	3	Renovations		07/15/2021	APK	100	100
	07/16/2019	3	Renovations	37,235	02/25/2020	TCK	100	100
	07/25/2016	11	Window Rplc	19,736	05/03/2017	NF	100	100
	10/16/2007	50	Meas & List			RRC	100	100

TOTAL	11,300 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE			LAND	384,000	320,000	
Inf1	100		BUILDING	582,100	529,600			
Inf2	100		DETACHED	900	900			
			OTHER	0	0			
				TOTAL	967,000	850,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	10 0.90		64	16.25	900	04/29/2022



BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW
MODEL	1		RESIDENTIAL			
STYLE	4	1.00	CAPE [100%]			
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]		5/11/2022	APK

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN
NET AREA	1,638	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	A	PTA	N	PATIO/STOOP	252		21.48	5,413	661,432
\$NLA(RCN)	\$404	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	WDK	N	WOOD DECK	280		70.08	19,622	CONDITION ELEM
				ROOF SHAPE	1	GABLE	1.00	C	LLF	N	LOWER LEVEL FIN	360		213.80	76,969	EXTERIOR
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BAS	L	BAS AREA	936	1973	290.52	271,928	INTERIOR
				FLOOR COVER	1	HARDWOOD	1.00	+	USF	L	UP-STRY FIN	702	1973	246.52	173,056	KITCHEN
				INT. FINISH	2	DRYWALL	1.00	D	LLU	N	LOWER LEVEL UN	576		163.69	94,286	BATHS
				HEATING/COOL	9	WARM/COOL AIR	1.03	F21	O	FPL 2S 1OP	1		12,451.20	12,451	HEAT	
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772	ELECT	

7	(A)	PTA	36
10	(C)	USF 0.75 BAS LLF	36
16	(D)	USF 0.75 BAS LLU	36

14 (B) WDK

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CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	6	\$5,933
UNITS	1	1.00

EFF.YR/AGE	2010 / 12
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$582,100