

Key: 1609

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.750

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MAY HERBERT G & TEDDI M 20 WAMESIT RD WABAN, MA 02468		13C-11-17		171 CEDAR ST	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MAY HERBERT G & TEDDI M		02/23/2007	QS	792,500	21802-97
MCKENNA PHYLLIS J & JOHN		10/13/1992	A	100	10411-133

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 %
17-629	09/22/2017	6	Pools etc	35,000	03/01/2019	TCK	100 100
15-779	12/02/2015	2	Additions	149,444	04/12/2017	NF	100 100
15-416	07/28/2015	4	Outbuildings	6,800			100 100
	01/24/2011	50	Meas & List			CE	100 100
10-333	09/21/2010	2	Additions	130,000	04/13/2012	MR	100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	CH	1.00	100	1,374,375	1.00	100	1.00	R10	3.75	1,262,050
300	A	0.591	CH	1.00	100	72,000	1.00	100	1.00	R10	3.75	42,550

TOTAL	1.509 Acres	ZONING	R40	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE Esmnt To Nghbr Panhandle/Lot Approx 225x300	LAND	1,304,600	1,087,100			
Inf1	100		BUILDING	728,400	663,100			
Inf2	100		DETACHED	36,600	34,900			
			OTHER	0	0			
			TOTAL	2,069,600	1,785,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70	1981	352	49.27	12,100
SHF	A	1.00	30 0.70	2015	192	11.81	1,600
IPG	A	1.00	10 0.90	2018	648	39.23	22,900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/13/2016	WFF
MODEL	1		RESIDENTIAL	LIST	11/15/2019	NF
STYLE	4	1.00	CAPE [100%]	REVIEW	12/13/2019	MR
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,128	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	CRL	N	CRAWL SPACE	468		23.62	11,056
\$NLA(RCN)	\$368	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	300	2010	290.54	87,161
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	OSP	N	OPEN SCR PORCH	280		94.56	26,477
STORIES	1.75	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BMU	N	BSMT UNFINISHED	1,120		79.43	88,958
ROOMS	7	1.00		FLOOR COVER	16	HARDWD/OTHER	1.00	C	BAS	L	BAS AREA	720	1920	290.54	209,185
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00	C	USF	L	UP-STRY FIN	540	1920	246.53	133,126
FULL BATHS	3	1.00		HEATING/COOL	2	HOT WATER	1.00	D	OPA	N	OPEN PORCH	196		91.32	17,899
1/2 BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00	E	BAS	L	BAS AREA	400	1978	290.54	116,214
FIXTURES	11	\$10,560						F	PTA	N	PATIO/STOOP	679		21.48	14,585
UNITS	1	1.00						G	BAS	L	BAS AREA	168	2015	290.54	48,810
								F11	O	FPL 1S 1OP	1		8,972.40	8,972	
								GEN	O	GENERATOR	1		0.00		
								HTB	O	HOT TUB-ADD	1		8,419.20	8,419	
								ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772	

TOTAL RCN	783,194
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2015 / 7
COND	7.7%
FUNC	0
ECON	0
DEPR	7% GD 93
RCNLD	\$728,400

