

Key: 1696

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.847

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION	
BROMLEY REALTY TRUST QUINCY JOHN TRUSTEE 57 DEDHAM AVENUE NEEDHAM, MA 02492		13E-38-C30	20 QUEEN ANNE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE
BROMLEY REALTY TRUST		11/19/1974	R	1 2121-215
BROMLEY REALTY TRUST		11/01/1974	QS	440,000 2115-262

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3230	100	SHOPPING CNTR			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-518	07/21/2022	3	Renovations	100,000			0 0
21-371	04/21/2021	3	Renovations	28,705			0 0
SS19-09		20	Splits/Land		12/31/2017		100 100
	02/23/2017	72	I&E				100 100
11-075	03/04/2011	3	Renovations	1,300,000	05/29/2012	DF	100 100

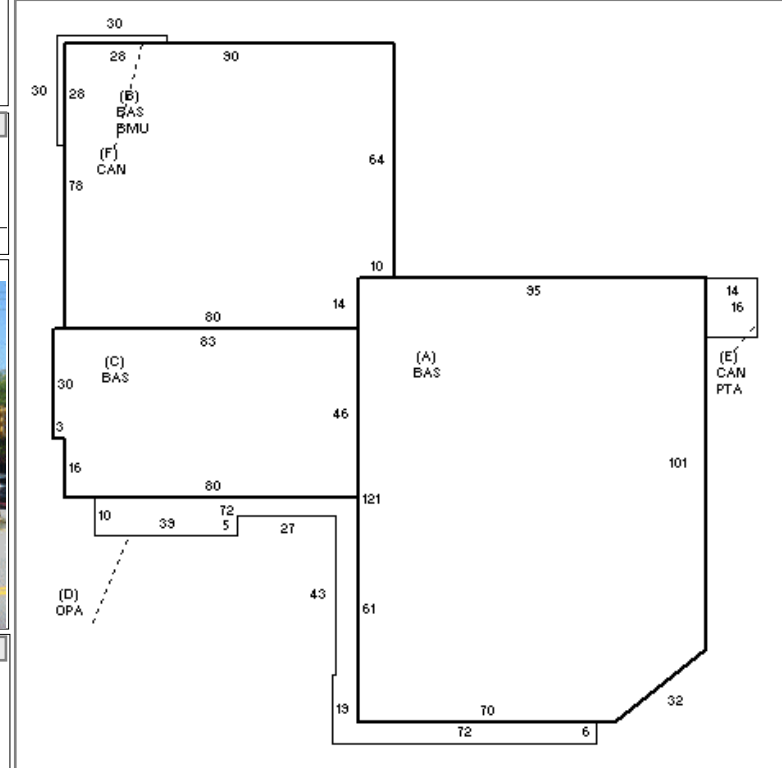
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	107,231	CI	1.00	100 1.00	700,392	1.00	CRN 1.20	MS5	1.40		1,724,140

TOTAL	2.462 Acres	ZONING	Gb3	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	COMMERCIAL	NOTE				LAND	1,724,100	1,567,400
Inf1	100		LAND	3,001,500	2,735,300			
Inf2	100		DETACHED	106,700	101,400			
			OTHER	0	0			
						TOTAL	4,832,300	4,404,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APV	A	1.00 30 0.70		1987	60,000	2.00	84,000
LH1	A	1.00 30 0.70		1987	13	2,291.80	20,900
W06	S	3.00 30 0.70	12X23 WST EN		70	37.50	1,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/29/2012	DF
MODEL	5		CIM	LIST	5/29/2012	DF
STYLE	31	1.24	STORE(SM. RET) [51%]	REVIEW	6/1/2012	DF
QUALITY	V	1.60	VERY GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS
CVS/CHATHAM VILLAGE MARKET PLACE

LOADING

YEAR BLT	2011	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,372,444
NET AREA	21,895	DETAIL ADJ	1.302	FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BASE AREA	11,245	2011	137.62	1,547,533	CONDITION ELEM	CD
\$NLA(RCN)	\$154	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	BMU	N	BSMT UNF	6,880		28.30	194,704	EXTERIOR	
				ROOF SHAPE	4	FLAT/SHED	0.98	+	BAS	L	BASE AREA	10,650	2011	137.62	1,465,649	INTERIOR	
				ROOF COVER	11	MEMBRANE	1.02	D	OPA	N	OPEN PORCH	1,336		35.84	47,882	CDN/APP	
				FLOOR COVER	3	W/W CARPET	1.00	E	PTA	N	PATIO	224		10.08	2,258		
				INT. FINISH	2	DRYWALL	1.00	+	CAN	N	CANOPY	340		16.30	5,542		
				HEATING/COOL	9	WARM/COOL AIR	1.00		FRZ	N	FREEZER	117		69.50	8,132		
				FUEL SOURCE	3	ELECTRIC	1.00		DW1	O	DR UPWND	1		14,822.00	14,822		
									ELF	O	FREIGHT ELEV.	2		42,961.00	85,922		
EFF.YR/AGE																2011 / 11	
COND																11 11 %	
FUNC																0	
ECON																0	
DEPR																11 % GD 89	
RCNLD																\$3,001,500	