

Key: 1698

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.849

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DAVID W GRAINGER JR REVOCABLE TRUST EVELYN J GRAINGER REVOCABLE TRUST 1429 MASSACHUSETTS AVE LEXINGTON, MA 02420				13E-4-16				49 QUEEN ANNE RD			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				DAVID W GRAINGER JR REVOC				07/25/2013	A	10	27571-220
GRAINGER DAVID & EVELYN				05/21/2010	QS	775,000	24568-287				
DOW WILLIAM A & ODINA H				03/18/2005	QS	825,000	19628-121				

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	%
	01/20/2006	50	Meas & List			JB	100	100
01-608	12/14/2001	3	Renovations	225,000			100	100
95-234	08/08/1995	3	Renovations	2,500			100	100
93-053	01/01/1993	3	Renovations	5,800			100	100

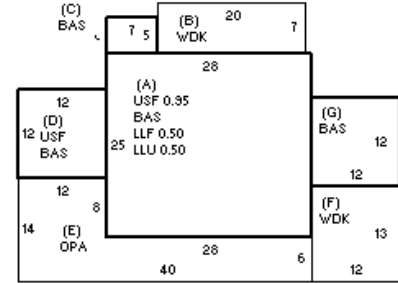
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,712	CH	1.00	1.00	1,007,875	3.61	1.00	1.00	R09	2.75	726,960

TOTAL	8,712 SF	ZONING	Gb2	FRNT	80	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE				LAND	727,000	550,700
Inf1	100		BUILDING	610,900	555,300			
Inf2	100		DETACHED	1,400	1,300			
			OTHER	0	0			
						TOTAL	1,339,300	1,107,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/04/2022
PTD	A	1.00	20 0.80	14' ROUND		154	11.30	1,400	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/4/2022	NF
MODEL	1		RESIDENTIAL	LIST	3/4/2022	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	3/12/2022	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	694,187
NET AREA	1,832	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UN	350		164.04	57,415		
\$NLA(RCN)	\$379	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	LLF	N	LOWER LEVEL FIN	350		214.26	74,992		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	809	1940	247.05	199,861		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	WDK	N	WOOD DECK	296		70.08	20,743		
				FLOOR COVER	26	SOFTWD/OTHER	1.00	+	BAS	L	BAS AREA	1,023	1940	291.15	297,842		
				INT. FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	336		91.32	30,684		
				HEATING/COOL	9	WARM/COOL AIR	1.03		ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772		
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	G
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2010 / 12
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$610,900