

Key: 175

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 179

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MYER DWIGHT A JR & FLORINE M NOW FINNEY LIVING TRUST 9 ABERDEEN RD HINGHAM, MA 02043				10D-64-D53				55 WAVELAND AVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FINNEY LIVING TRUST				07/19/2023	A	1 35896-109						
FINNEY PETER T & SONJA M				05/25/2023	QS	690,000 35805-146						
MYER DWIGHT A JR & FLORIN				10/23/1987	A	1 5991-62						
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,871	WC	1.00	1.00	513,100	2.98	1.00	R04	1.40		381,840

LAND

TOTAL	10,871 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE			LAND	381,800	318,200	
Inf1	100		BUILDING	233,600	214,100			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
					TOTAL	615,400	532,300	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/13/2012



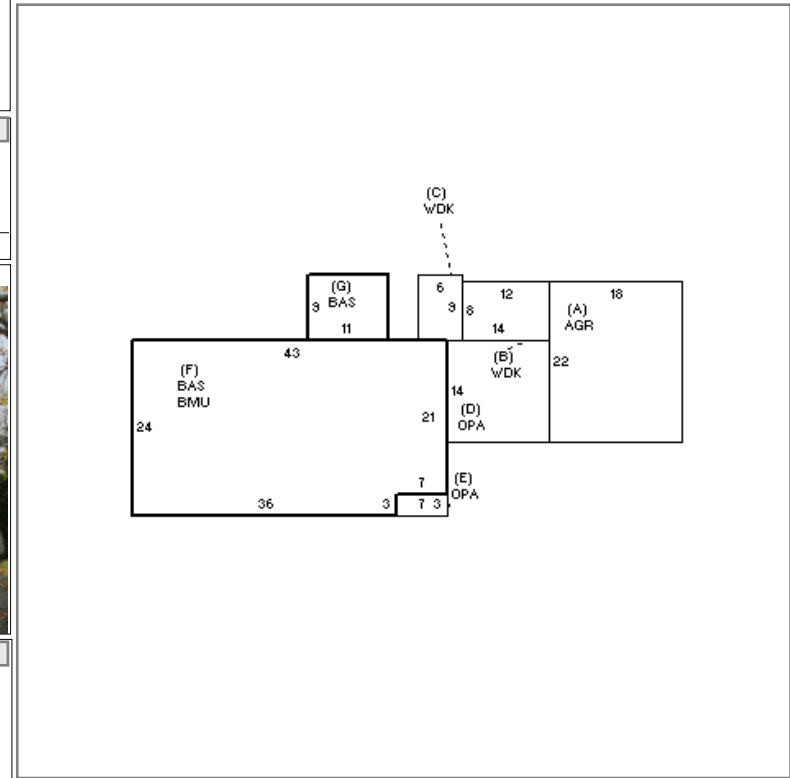
BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW	11/21/2012	SF
MODEL	1		RESIDENTIAL					
STYLE	1	0.85	RANCH [100%]					
QUALITY	A	1.00	AVERAGE [100%]					
FRAME	1	1.00	WOOD FRAME [100%]					

LOADING

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	402.836		
NET AREA	1,110	DETAIL ADJ	0.850	FOUNDATION	4	FLR & WALL	1.00	A	AGR	N	ATTACHED GARAGE	396		80.56	31,903				
\$NLA(RCN)	\$363	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	WDK	N	WOOD DECK	150		58.40	8,760				
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	217		76.10	16,514				
				ROOF COVER	1	ASPH/CMP SHIN	1.00	F	BMU	N	BSMT UNFINISHED	1,011		72.18	72,969				
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BAS AREA	1,110	1960	237.09	263,173				
				INT. FINISH	2	DRYWALL	1.00	F11	O	FPL 1S 1OP	1			7,477.00	7,477				
				HEATING/COOL	1	FORCED AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
																		CONDN ELEM	CD
																		EXTERIOR	
																		INTERIOR	
																		KITCHEN	
																		BATHS	
																		HEAT	
																		ELECT	
																		EFF.YR/AGE	1965 / 57
																		COND	42 42 %
																		FUNC	0
																		ECON	0
																		DEPR	42 % GD 58
																		RCNLD	\$233,600

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	%
	07/31/2023	98	SALES QUESTI				100	100
	12/16/2007	50	Meas & List			RRC	100	100
	02/01/1995	50	Meas & List			RRC	100	100



BLDG COMMENTS