

Key: 179

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 183

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
2015-89 VINEYARD REALTY TRUST GILMARTIN MICHAEL & JENNIFER TRSTES 41 CEDAR FARM RD MEDWAY, MA 02053				10D-68-D40				89 VINEYARD AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
2015-89 VINEYARD REALTY T				12/03/2015	QS	675,000	29310-222				
2014 SARAH C STRATMAN TRU				09/29/2014	A	1	28412-81				
STRATMAN SARAH C				02/16/2005	C	580,000	19536-211				

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	%
21-368	04/13/2021	3	Renovations	20,000	03/07/2022	TCK	100	100
18-301	04/13/2018	10	Reroof	10,000	02/26/2019	TCK	100	100
18-199	03/21/2018	3	Renovations	51,000	02/26/2019	TCK	100	100
16-171	03/24/2016	3	Renovations	18,300	07/09/2018	WFF	100	100
	03/05/2016	98	SALES QUESTI				100	100

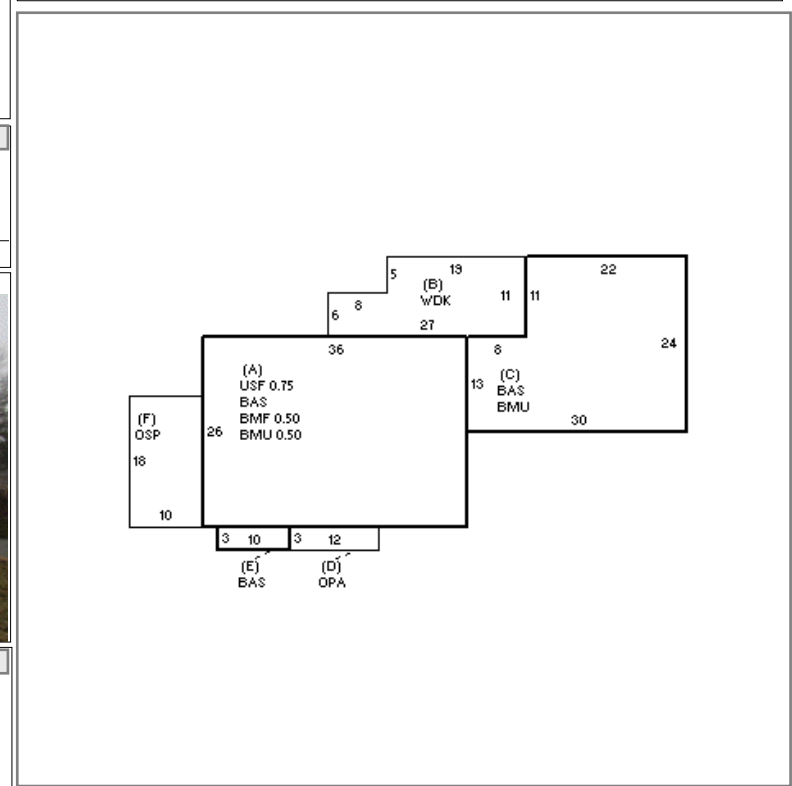
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,800	WC	1.00	100	1.00	100	1.00	R04	1.40		399,450

TOTAL	14,800 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE Combines Pcls D40&d39	LAND		399,500	332,900		
Inf1	100		BUILDING		785,400	714,700		
Inf2	100		DETACHED		0	0		
			OTHER		0	0		
TOTAL				1,184,900		1,047,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
INTERIOR IS SUPERIOR TO EXTERIOR



BUILDING	CD	ADJ	DESC	MEASURE	3/7/2022	TCK
MODEL	1		RESIDENTIAL	LIST	3/7/2022	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	3/18/2022	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,300	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,100		85.02	93,526
\$NLA(RCN)	\$388	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BMF	N	BSMT FINISH-SEP	468		130.32	60,990
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	702	1954	255.62	179,444
STORIES	1.75		1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	B	WDK	N	WOOD DECK	257		70.08	18,011
ROOMS	7		1.00	FLOOR COVER	1	HARDWOOD	1.00	D	OPA	N	OPEN PORCH	36		91.33	3,288
BEDROOMS	4		1.00	INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	1,598	1954	301.25	481,394
FULL BATHS	2		1.00	HEATING/COOL	11	HT-WT/COOL AIR	1.05	F	OSP	N	OPEN SCR PORCH	180		94.56	17,021
1/2 BATHS	1		1.00	FUEL SOURCE	2	GAS	1.00		BMG	O	BSMT GARAGE	2		3,323.40	6,647
FIXTURES	8	\$8,064							F21	O	FPL 2S 1OP	1		12,451.20	12,451
UNITS	1	1.00							GFP	O	GAS LOG/FP/E FP	1		7,466.40	7,466
									MST	O	MASONRY STACK	1		2,481.60	2,482
									ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	892,556
CONDITION ELEM CD	
EXTERIOR	V
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE 2010 / 12	
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$785,400