

Key: 1827

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.980

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
38E MUNSON NOMINEE TRUST SOUFFRONT ELIZABETH M TRUSTEE 37 PHIPPS ST QUINCY, MA 02169				13F-94-X21				38 MUNSON MEETING WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
38E MUNSON NOMINEE TRUST				07/14/2008	A	1	23040-294				
CHRISTIAN JOHN E & ELIZAB				08/15/2007	QS	410,000	22265-35				
MCNAMARA M FRANCIS				05/08/2000	QS	190,000	12995-26				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
02-028	02/01/2002	99	n/a	14,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	Gb3	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
Inf1			BUILDING	538,900	482,000			
Inf2			DETACHED	11,100	10,500			
			OTHER	0	0			
			TOTAL	550,000	492,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 20 0.80		1987	264	52.38	11,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	10		CONDO		
STYLE	4	1.00	TOWN HSE MID [100%]	LIST	
QUALITY	+	1.05	PLUS AVE [100%]	REVIEW	1/11/2018
FRAME	99	1.00	N/A [100%]		APK

BLDG COMMENTS
UNIT 38E

BUILDING

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	1,114	DETAIL ADJ	1.700
\$NLA(RCN)	\$532	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	0	1.00	
BEDROOMS	2	1.00	
FULL BATHS	2	1.00	
1/2 BATHS	0	1.00	
FIXTURES	6	\$8,568	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	17	MUNSON MEETING	1.70
UNIT MODEL	99	N/A	1.00
VIEW/LOC	1	NONE	1.00
HVAC	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
FLOOR LEVEL	99	N/A	1.00
NEIGHBORHOOD	2	CHATHAM	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
	BAS	L	BAS AREA	798	1987	505.29	403,224
	USF	L	UP-STRY FIN	316	1987	480.07	151,703
	BMF	N	BSMT FINISH-SEP	788		36.10	28,447
	PTA	N	PATIO	50		5.70	285

TOTAL RCN	592,227
CONDITION ELEM	CD
INTERIOR	G
KITCHEN	A
BATHS	A
EXTERIOR	A
EFF.YR/AGE	1993 / 29
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$538,900