

Key: 1904

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.069

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--|---|----------|------|-------------|------|------------|--------------|--------------------|-----|------|------------|-----------|
| VEKIARIDES LAZARUS J & ANASTASIA K 463 WELD ST W ROXBURY, MA 02132 | | | | 13H-16-SS31 | | | | 49 MEADOW BROOK RD | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| VEKIARIDES LAZARUS J & AN | | | | 07/16/2010 | QS | 400,000 | 24686-234 | | | | | |
| PAXTON SARAH R | | | | 11/03/2004 | QS | 422,300 | 19210-146 | | | | | |
| BOGGESS MARY | | | | 10/29/2003 | H | 350,000 | 17859-139 | | | | | |
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 10,871 | MC | 1.00 | 1.00 | 476,450 | 2.98 | 1.00 | R04 | 1.30 | | 354,560 |

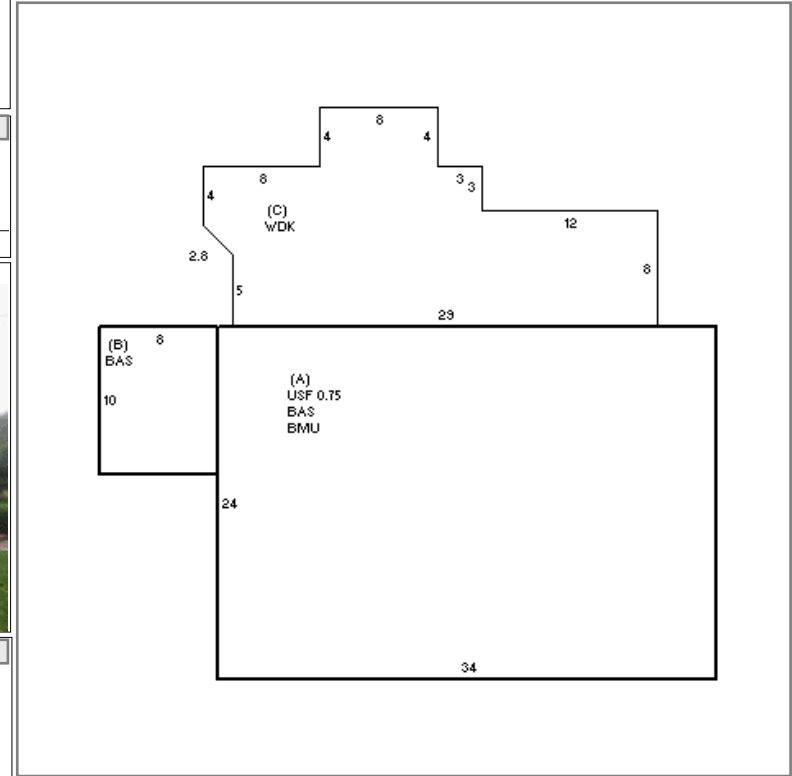
| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|----------|------------|---------------|--------------|--------|------------|-----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 21-257 | 03/30/2021 | 13 | SH.MTL/FHAIR | 62,000 | 03/30/2022 | TCK | 100 | 100 |
| | 07/05/2011 | 60 | Meas & Lette | | | CS | 100 | 100 |
| | 07/06/2005 | 50 | Meas & List | | | JB | 100 | 100 |
| P2004179 | 10/13/2004 | 99 | n/a | | | | 100 | 100 |

| TOTAL | 10,871 SF | ZONING | R40 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | MID CHATHAM | NOTE | | | LAND | 354,600 | 227,300 | |
| Inf1 | 100 | | BUILDING | 401,800 | 365,700 | | | |
| Inf2 | 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | TOTAL | 756,400 | 593,000 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 10/26/2021 | NF |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/26/2021 | EST |
| STYLE | 4 | 1.00 | CAPE [100%] | REVIEW | 4/18/2022 | MR |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| BLDG COMMENTS | |
|---------------|--|
|---------------|--|

| YEAR BLT | 1954 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 478,341 | | |
|------------|-------|------------|---------|--------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 1,508 | DETAIL ADJ | 1.030 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 816 | | 76.14 | 62,132 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$317 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | A | USF | L | UP-STRY FIN | 612 | 1954 | 225.93 | 138,269 | EXTERIOR | G | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BAS AREA | 896 | 1954 | 266.26 | 238,569 | INTERIOR | G | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | C | WDK | N | WOOD DECK | 325 | | 58.40 | 18,980 | KITCHEN | V | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | | BMG | O | BSMT GARAGE | 1 | | 2,770.00 | 2,770 | BATHS | V | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 10,376.00 | 10,376 | HEAT | U | | |
| | | | | HEATING/COOL | 9 | WARM/COOL AIR | 1.03 | | ODS | O | OUT DOOR SHWR-A | 1 | | 1,477.00 | 1,477 | ELECT | U | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | | TOTAL RCN | 478,341 |
| STORIES | | 1.75 | 1.00 | | | | | | | | | | | | | | | EFF.YR/AGE | 2006 / 16 |
| ROOMS | | 6 | 1.00 | | | | | | | | | | | | | | | COND | 16 16 % |
| BEDROOMS | | 3 | 1.00 | | | | | | | | | | | | | | | FUNC | 0 |
| FULL BATHS | | 2 | 1.00 | | | | | | | | | | | | | | | ECON | 0 |
| 1/2 BATHS | | 0 | 1.00 | | | | | | | | | | | | | | | DEPR | 16 % GD 84 |
| FIXTURES | | 7 | \$5,768 | | | | | | | | | | | | | | | RCNLD | \$401,800 |
| UNITS | | 1 | 1.00 | | | | | | | | | | | | | | | | |