

Key: 227

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 232

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FRASER PETER W 45 VINEYARD AVE CHATHAM, MA 02633				10E-19-D51				45 VINEYARD AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FRASER PETER W				06/09/2016	QS	455,000	29712-177				
VINEYARD AVE REALTY TRUST				01/28/2004	A	18165-244	1				
BUCKLEY JACQUELINE L				12/03/1996	H	10509-338	1				

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	%
16-790	11/29/2016	8	Cyc. Reinsp.		03/07/2022	TCK	100	100
	10/03/2016	3	Renovations	26,000	05/03/2017	NF	100	100
	05/08/2007	98	SALES QUESTI				100	100
	03/02/2003	50	Meas & List			RRC	100	100
		50	Meas & List			JB	100	100

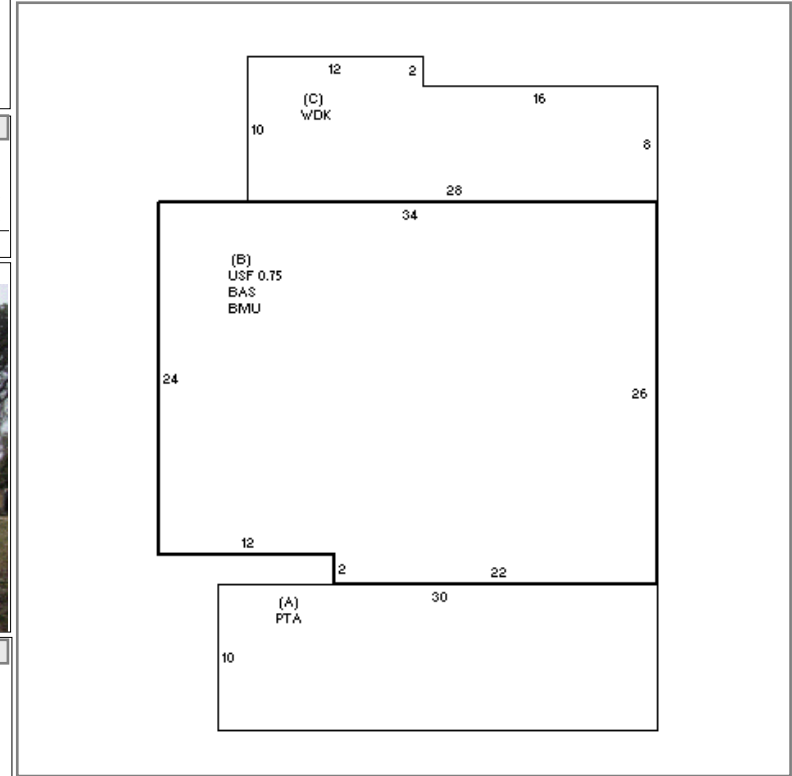
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,742	WC	1.00	100	1.00	100	1.00	R04	1.40		423,930

TOTAL	21,742 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	N O T E	TOWN SEWER-JUNE 2015			LAND	423,900	353,300
Inf1	100		LAND	334,300	304,300			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>			<b>758,200</b>	<b>657,600</b>				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
INFO @ DOOR 3/7/22



BUILDING	CD	ADJ	DESC	MEASURE	3/7/2022	TCK								TOTAL RCN	477.602											
MODEL	1		RESIDENTIAL	LIST	3/7/2022	EST	YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	CONDITION ELEM	CD	
STYLE	4	1.00	CAPE [100%]	REVIEW	3/18/2022	EMZ	NET AREA	1,505	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	A	PTA	N	PATIO/STOOP	300		17.90	5,370	477.602	EXTERIOR	A	
QUALITY	A	1.00	AVERAGE [100%]				\$NLA(RCN)	\$317	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	BMU	N	BSMT UNFINISHED	860		75.10	64,585		INTERIOR	G	
FRAME	1	1.00	WOOD FRAME [100%]				CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	860	1951	266.52	229,207		KITCHEN	V
							STORIES	1.75	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00	B	USF	L	UP-STRY FIN	645	1951	226.15	145,867		BATHS	A	
							ROOMS	7	1.00		FLOOR COVER	2	SOFTWOOD	1.00	C	WDK	N	WOOD DECK	248		58.40	14,483		HEAT	A	
							BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	1		2,770.00	2,770		ELECT	A	
							FULL BATHS	2	1.00		HEATING/COOL	9	WARM/COOL AIR	1.03	F21	O	FPL 2S 1OP	1		10,376.00	10,376					
							1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00												
							FIXTURES	6	\$4,944		EFF.YR/AGE			1973 / 49												
							UNITS	1	1.00		COND			30 30 %												
							RCNLD			DEPR			30 % GD 70													
							RCNLD																			