Key: 2415

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2,617

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
THOMS ROBERT H & RAO ANUGEETA 15 MEACHAM RD CAMBRIDGE, MA 02140	14E-7-M3	166 QUEEN ANNE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
THOMS ROBERT H & RAO ANUG	04/29/2015	A	1	(206076)
QUEEN ANNE RD R T	04/23/2001	A	1	(161250)
THOMS	08/04/1975	QS	84,000	(65104)

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	%
	03/01/2011	51	Meas			CE	100	100
95-481	12/01/1996	2	Additions	4,500			100	100
VAR-95-60	11/13/1995	74	VARIANCE				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,830	CH 1.00	100 1.00	100 1.00	2,199,000	1.96	100 1.00	PV2 6.00			1,760,950

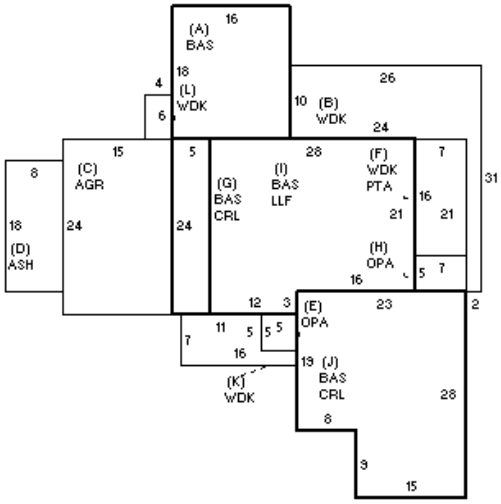
TOTAL	17,830 SF	ZONING	R40	FRNT	162
Nbhd	CHATHAM	NOTE	Wv		
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	1,761,000	1,467,400
BUILDING	454,400	419,500
DETACHED	0	0
OTHER	0	0
TOTAL	**2,215,400**	**1,886,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/08/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	+	1.20	PLUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/8/2022	NF
LIST	3/8/2022	EST
REVIEW	3/28/2022	EMZ

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	1,604	DETAIL ADJ	0.875
$NLA(RCN)	$405	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
FULL BATHS	3	1.00
1/2 BATHS	0	1.00
FIXTURES	9	$7,560
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	34	CARPET/ASPH TL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	288	1983	252.36	72,680
+	WDK	N	WOOD DECK	525		70.08	36,792
C	AGR	N	ATTACHED GARAGE	360		98.03	35,291
D	ASH	N	ATT SHED	144		72.72	10,471
+	OPA	N	OPEN PORCH	60		91.32	5,479
F	PTA	N	PATIO/STOOP	112		21.48	2,406
+	CRL	N	CRAWL SPACE	692		28.49	19,716
+	BAS	L	BAS AREA	1,316	1972	252.36	332,111
I	LLF	N	LOWER LEVEL FIN	624		185.72	115,890
	F11	O	FPL 1S 1OP	1		8,972.40	8,972
	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	649,141

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1974 / 48	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$454,400