

Key: 2490

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.696

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DONNAN EMILY A & WALDO RICHARD 20 CENTRAL ST WINCHESTER, MA 01890				14F-46-32				92 OLD ACADEMY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DONNAN EMILY A & WALDO RI				04/27/2022	U	932,000	35077-118				
REV TRUST OF SHIRLEY A BL				08/28/2017	A	1	30728-170				
BLOOMER SHIRLEY A				06/01/1973	A	31,000	1894-310				

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	%
16-707	04/30/2021	99	n/a		05/18/2017	NF	100	100
16-276	11/22/2016	2	Additions		05/18/2017	NF	100	100
	05/05/2016	11	Window Rplc	29,219		RRC	100	100
	02/15/2011	50	Meas & List				100	100
10-411	11/03/2010	4	Outbuildings	700	02/15/2011		100	100

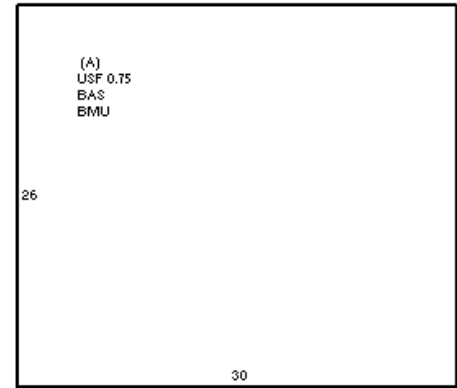
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,871	CH	1.00	100	1.00	100	1.00	R06	2.50		681,850

TOTAL	10,871 SF	ZONING	R20	FRNT	115	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE				LAND	681,900	568,200
Inf1	100		BUILDING	328,100	298,700			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,010,000</b>	<b>866,900</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST REVIEW	10/26/2021	APK
STYLE	4	1.00	CAPE [100%]			
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1946	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	420,705				
NET AREA	1,365	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	780		77.12	60,151	CONDITION ELEM	CD				
\$NLA(RCN)	\$308	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	780	1946	264.56	206,355	EXTERIOR	V				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	585	1946	224.49	131,324	INTERIOR	A				
				ROOF COVER	1	ASPH/CMP SHIN	1.00		F21	O	FPL 2S 1OP	1		10,376.00	10,376	KITCHEN	A				
				FLOOR COVER	1	HARDWOOD	1.00		GFP	O	GAS LOG/FP/E FP	1		6,222.00	6,222	BATHS	A				
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477	HEAT	U				
				HEATING/COOL	1	FORCED AIR	1.00									ELECT	U				
				FUEL SOURCE	2	GAS	1.00														
																		EFF.YR/AGE	1997 / 25		
																		COND	22 22 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	22	% GD	78
																		RCNLD	\$328,100		