Key: 2532 **Town of CHATHAM - Fiscal Year 2024** 9/7/2023 9:38 am SEQ #: 2.739

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COOK PETER M & JANET **925 WEBSTER ST UNIT 4** **NEEDHAM, MA 02492**	**14F-85-F15**	**19 BLUEBERRY LN**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COOK PETER M & JANET	08/01/1991	L	126,000	(124053)

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	%
		8	Cyc. Reinsp.		02/01/2022	NF	100	100
13-510	09/30/2013	11	Window Rplc	10,000	03/12/2014	MR	100	100
13-326	06/13/2013	4	Outbuildings	2,700	03/12/2014	MR	100	100
13-030	01/18/2013	2	Additions	125,000	03/12/2014	MR	100	100
	02/03/2010	50	Meas & List			RRC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,049	CH 1.00	100 1.00	100 1.00	916,250	2.55	100 1.00	R06 2.50			700,130

TOTAL	13,049 SF	ZONING	R20	FRNT	71

Nbhd	CHATHAM
Infl1	100
Infl2	100

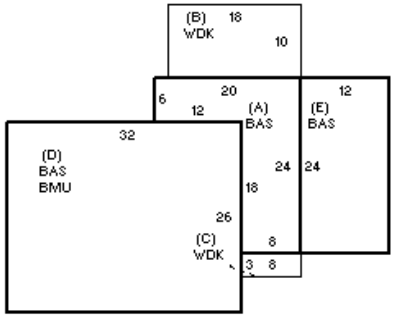
NOTE: Shape/highway=cn

ASSESSED	CURRENT	PREVIOUS
LAND	700,100	583,400
BUILDING	375,600	341,900
DETACHED	1,400	1,300
OTHER	0	0
TOTAL	**1,077,100**	**926,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+ 1.10	10 0.90	8X12	2013	96	15.69	1,400

PHOTO 02/01/2022



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/1/2022	NF
LIST	2/1/2022	EST
REVIEW	2/22/2022	EMZ

BLDG COMMENTS

ROOM COUNTS ESTIMATED PER PLANS

YEAR BLT	1955	SIZE ADJ	1.000
NET AREA	1,384	DETAIL ADJ	0.875
$NLA(RCN)	$295	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
FULL BATHS	2	1.00
1/2 BATHS	0	1.00
FIXTURES	7	$4,900
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	13	HARDWD/CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,096	1955	230.83	252,985
+	WDK	N	WOOD DECK	204		58.40	11,914
D	BMU	N	BSMT UNFINISHED	832		75.72	63,003
E	BAS	L	BAS AREA	288	2013	230.83	66,478
	F11	O	FPL 1S 1OP	1		7,477.00	7,477
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	408,234

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2014 / 8
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	$375,600