

Key: 2606

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.813

LEGAL

LAND

DETACHED

BUILDING

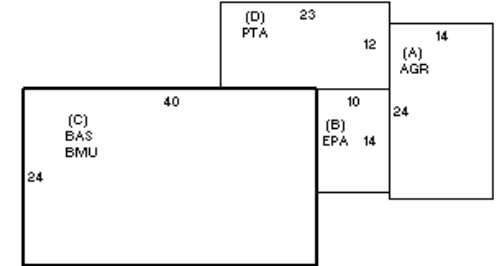
CURRENT OWNER				PARCEL ID				LOCATION			
CUTTING IV EDWARD B & JOANNA E 31 WILLOWDALE RD WINCHESTER, MA 01890-4028				14G-61-B101				46 DAIRY ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CUTTING IV EDWARD B & JOA				08/21/2018	QS	472,000	31478-29				
ANTONUCCIO JOSEPH				12/15/2011	A	325,000	25924-9				
ANTONUCCIO JOSEPH A				05/17/2011	A	1	25451-223				

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	%
21-156	03/10/2021 02/12/2008	3 50	Renovations Meas & List	4,750	10/19/2021	NF RRC	100 100	100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,500	MC	1.00	1.00	439,800	3.07	1.00	R06	1.20		325,670

TOTAL	10,500 SF	ZONING	R40	FRNT	165	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE			LAND	325,700	271,400	
Inf1	100		BUILDING	262,700	242,400			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
TOTAL						588,400	513,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/19/2021	NF
MODEL	1		RESIDENTIAL	LIST	10/19/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	12/1/2021	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1964	SIZE ADJ	1.000
NET AREA	960	DETAIL ADJ	0.850
\$NLA(RCN)	\$385	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
FULL BATHS	1	1.00	
1/2 BATHS	0	1.00	
FIXTURES	3	\$2,040	
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	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATTACHED GARAGE	336		82.56	27,741
B	EPA	N	ENCL PORCH	140		133.70	18,718
C	BMU	N	BSMT UNFINISHED	960		73.08	70,157
C	BAS	L	BAS AREA	960	1964	247.38	237,488
D	PTA	N	PATIO/STOOP	276		17.90	4,940
	F11	O	FPL 1S 10P	1		7,477.00	7,477
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	370,038
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1975 / 47
COND	29 29 %
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	\$262,700