

Key: 2613

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 2.820

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
CHAIT JONATHAN & MANYA 54 BASKIN RD LEXINGTON, MA 02421				14G-68-B103				20 COD LN				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
CHAIT JONATHAN & MANYA				07/30/2010	QS	595,000		24717-84				
RODENHAVER CHRISTIAN L				09/27/2002	QS	495,000		15661-305				
WEEKES EDNA R & MICHAEL D				10/07/1992	QS	55,000		8242-261				
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,000	MC	1.00	100	1.00	100	1.00	R06	1.20		335,880

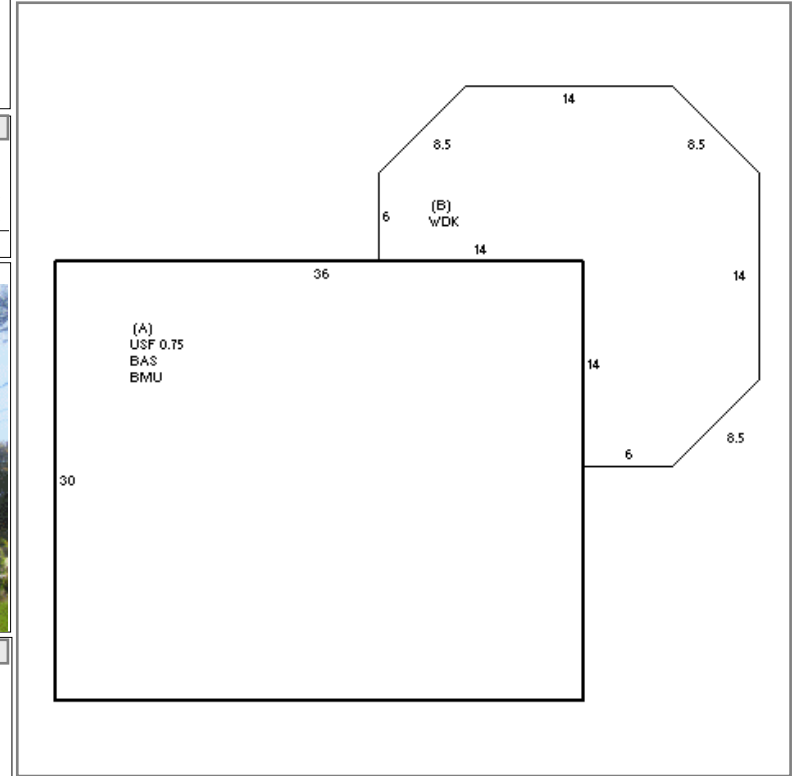
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13-478	09/17/2013	3	Renovations	5,000	04/07/2014	SF	100	100
	08/21/2010	60	Meas & Lette			CS	100	100
	03/02/2003	50	Meas & List			JB	100	100
P2002174	07/10/2002	99	n/a				100	100
1992198	10/22/1992	99	n/a				100	100

TOTAL	13,000 SF	ZONING	R40	FRNT	143	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	335,900	279,900
Inf1	100		BUILDING	491,700	447,600			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	827,600	727,500

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	4	1.00	CAPE [100%]	REVIEW	12/1/2021	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1992	SIZE ADJ	1.000
NET AREA	1,890	DETAIL ADJ	1.030
\$NLA(RCN)	\$302	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
FULL BATHS		3	1.00
1/2 BATHS		0	1.00
FIXTURES		10	\$8,240
UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUND WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,080		71.13	76,822
EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	1,080	1992	254.57	274,936
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	810	1992	216.01	174,969
ROOF COVER	1	ASPH/CMP SHIN	1.00	B	WDK	N	WOOD DECK	426		58.40	24,878
FLOOR COVER	13	HARDWD/CARPET	1.00		F21	O	FPL 2S 1OP	1		10,376.00	10,376
INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477
HEATING/COOL	9	WARM/COOL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	571,698
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	U
EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$491,700