

Key: 286

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 336

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
TORO CHRISTINA A 43 PHILBRICK RD NEWTON, MA 02459				10E-7-11				51 POND VIEW AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TORO CHRISTINA A TORO				12/15/2003 07/09/1986	A N		1 18031-156 5180-263				

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	%
P2004320 P2002032 94-306	01/15/2005 06/17/2004 02/22/2002 11/01/1994	50 4 99 9	Meas & List Outbuildings n/a Foundation	2,880 5,000		RRC	100	100

LAND

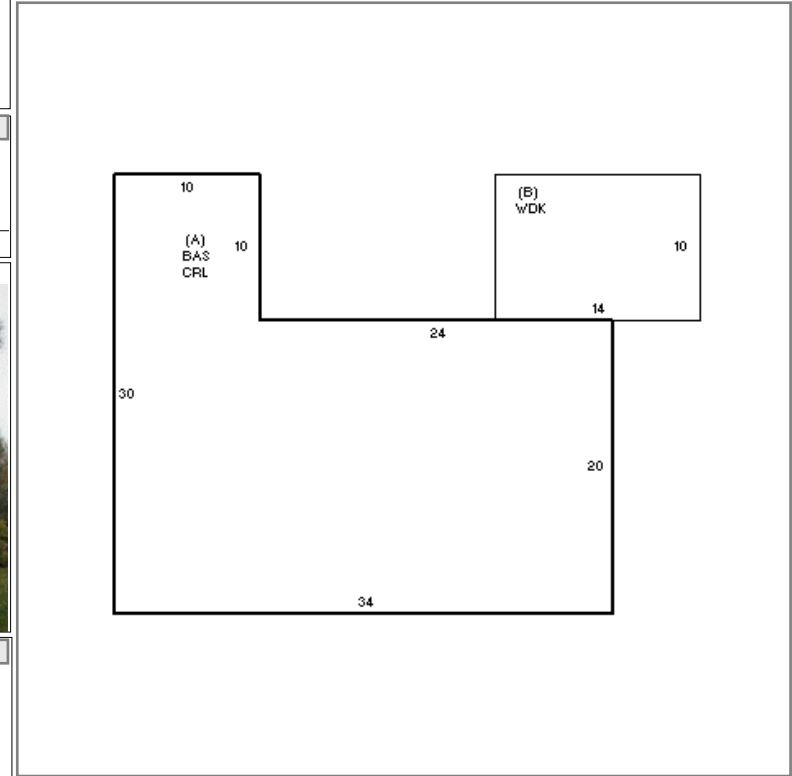
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,049	WC	1.00	1.00	513,100	2.55	1.00	R04	1.40		392,070

TOTAL	13,049 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE			LAND	392,100	326,700	
Inf1	100		BUILDING	156,000	141,900			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
					TOTAL	548,100	468,600	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/13/2012





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST REVIEW	10/10/2018	APK
STYLE	1	0.85	RANCH [100%]			
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	780	DETAIL ADJ	0.850	FOUNDATION	3	FOUND WALL	1.00	A	CRL	N	CRAWL SPACE	780		22.94	17,890
\$NLA(RCN)	\$312	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BAS AREA	780	1960	264.96	206,670
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	140		58.40	8,176
				ROOF COVER	1	ASPH/CMP SHIN	1.00		F11	O	FPL 1S 1OP	1		7,477.00	7,477
				FLOOR COVER	1	HARDWOOD	1.00		ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	243,730	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1968 / 54	
COND	36 36 %	
FUNC	0	
ECON	0	
DEPR	36 % GD	64
RCNLD	\$156,000	