Key: 295

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 345

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LOSCOCCO NICHOLAS J & ELINORE T **54 PARK VIEW ST** **S WEYMOUTH, MA 02190**	**10F-15-R9**	**20 ELL ST**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LOSCOCCO NICHOLAS J & ELI	02/26/1990	QS	133,700	7073-15

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.		12/10/2019	NF	100	100
19-730	10/23/2019	10	Reroof	15,500	12/10/2019	NF	100	100
	05/17/2016	3	Renovations		05/17/2016	APK	100	100
15-785	12/02/2015	11	Window Rplc	7,325			100	100
	05/08/2007	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	28,100	MC 1.00	100 1.00	100 1.00	733,000	1.34	100 1.00	PF5 2.00			631,770

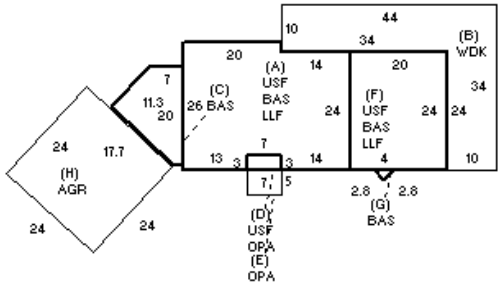
TOTAL	28,100 SF	ZONING	R20	FRNT	0
Nbhd	MID CHATHAM	NOTE	Pond Front Deeded Rts PL404/28 Lot A Rec Area WhitePond k7993		
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	631,800	526,500
BUILDING	1,172,700	1,080,000
DETACHED	0	0
OTHER	0	0
TOTAL	**1,804,500**	**1,606,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/10/2019



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	G	1.55	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/10/2019	NF
LIST	12/10/2019	EST
REVIEW	1/14/2020	MR

BLDG COMMENTS

YEAR BLT	1990	SIZE ADJ	1.000
NET AREA	2,845	DETAIL ADJ	1.030
$NLA(RCN)	$509	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
FULL BATHS	2	1.00
1/2 BATHS	1	1.00
FIXTURES	8	$10,218
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	8	IRREG	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	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
+	LLF	N	LOWER LEVEL FIN	1,315		261.35	343,669
+	USF	L	UP-STRY FIN	1,336	1990	301.34	402,585
B	WDK	N	WOOD DECK	680		90.52	61,554
+	BAS	L	BAS AREA	1,509	1990	355.13	535,885
+	OPA	N	OPEN PORCH	56		117.97	6,606
H	AGR	N	ATTACHED GARAGE	576		119.61	68,896
	F21	O	FPL 2S 1OP	1		16,082.80	16,083
	ODS	O	OUT DOOR SHWR-A	1		2,289.40	2,289

TOTAL RCN	1,447,784

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2003 / 19	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD		$1,172,700