

Key: 303

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 353

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RAHI PEDRAM A & DAMGHANY SHIVA 22 UNIVERSITY AVE BURLINGTON, MA 01803				10F-23-R17				150 SKY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RAHI PEDRAM A & DAMGHANY MASASCHI SHANE K & SCOTT				01/14/2022	QS	850,000	34831-184				
				04/17/1992	N	40,000	7978-148				

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	%
15-119	02/09/2022	98	SALES QUESTI				100	100
	03/19/2015	3	Renovations	1,500	11/01/2021	APK	100	100
	02/03/2009	50	Meas & List			RRC	100	100
08-374	08/26/2008	11	Window Rplc	6,900	02/03/2009		100	100
05-506	10/21/2005	4	Outbuildings	2,500			100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,670	MC	1.00	90 0.90	100 1.00	329,850	1.60	100	1.00	R03 1.00	274,350

TOTAL	22,670 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	N O T E	Infl= Airport. Deeded Rts PL404/28 Lot A Rec Area White Pond K7993			LAND	274,400	228,600
Inf1	90		BUILDING	399,500	355,500			
Inf2	100		DETACHED	2,200	2,000			
			OTHER	0	0			
			<b>TOTAL</b>	<b>676,100</b>	<b>586,100</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80	10X12	2005	120 13.29	1,300
SHF	A	1.00	30 0.70	8X10	1996	80 15.24	900



BLDG COMMENTS	GAS FOR COOKING BMF=1RM
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BUILDING	CD	ADJ	DESC	MEASURE	12/6/2019	NF
MODEL	1		RESIDENTIAL	LIST	12/6/2019	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	11/1/2021	APK
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1992	SIZE ADJ	1.000
NET AREA	1,266	DETAIL ADJ	1.050
\$NLA(RCN)	\$351	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
FULL BATHS		2	1.00
1/2 BATHS		0	1.00
FIXTURES		6	\$5,040
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	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	365		108.60	39,639
+	BAS	L	BAS AREA	768	1992	283.08	217,407
+	USF	L	UP-STRY FIN	498	1992	240.20	119,622
B	WDK	N	WOOD DECK	224		58.40	13,082
C	PTA	N	PATIO/STOOP	42		17.90	752
+	BMU	N	BSMT UNFINISHED	403		90.48	36,463
	F21	O	FPL 2S 1OP	1		10,376.00	10,376
	GEN	O	GENERATOR	1		0.00	
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	443,858
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	V
KITCHEN	V
BATHS	G
HEAT	U
ELECT	A
EFF.YR/AGE	2012 / 10
COND	10 10%
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$399,500

