

Key: 3191

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.460

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HIGHLAND REALTY TRUST c/o RUBIN AND RUDMAN LLP 53 STATE ST, 15TH FL BOSTON, MA 02109				15E-54-49				99 HIGHLAND AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HIGHLAND REALTY TRUST				08/27/2013	O	1,090,000	27647-331				
SCHWARTZ JEROME & SANDRA				06/01/1977	QS	41,500	2520-37				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-130	02/07/2022	99	n/a	3,900				100
18-103	02/02/2018	99	n/a		01/17/2019	TCK		100
18-090	01/31/2018	99	n/a		02/05/2020	NF		100
16-713	11/03/2016	1	New Construc					100
15-523	09/09/2015	5	Demolitions	20,000				100

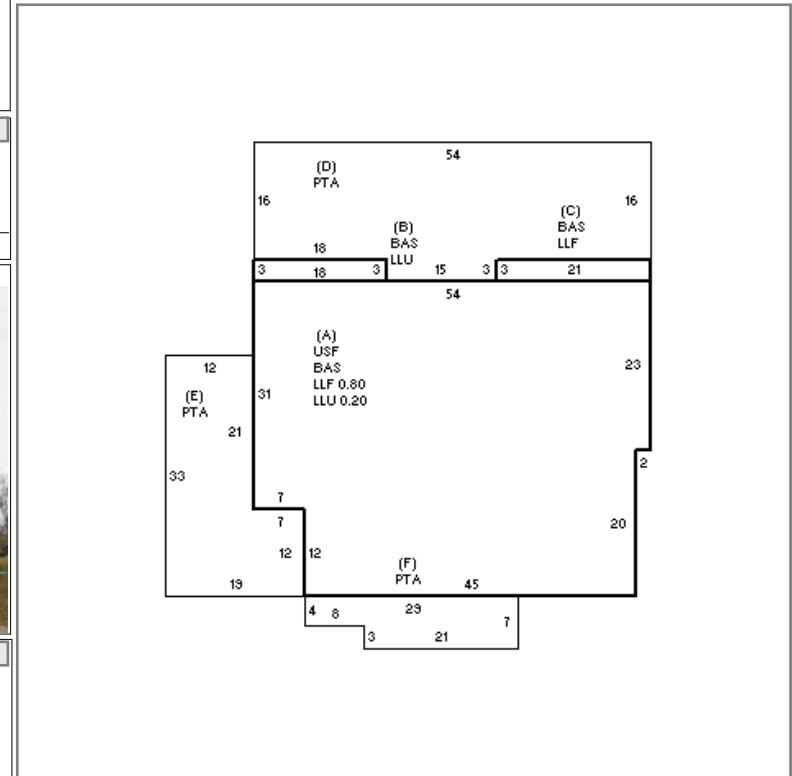
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,742	CH	1.00	100	1.00	100	1.00	1.00	GF1	4.50	1,362,620

TOTAL	21,742 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE	LAND		1,362,600	1,261,600		
Inf1	100		BUILDING		2,850,400	2,454,500		
Inf2	100		DETACHED		1,100	1,000		
			OTHER		465,000	400,300		
		TOTAL		4,679,100	4,117,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
PTD	A	1.00	30 0.70 R=6.5		133	11.30	1.100	02/05/2020



BUILDING	CD	ADJ	DESC	MEASURE	7/9/2018	MR
MODEL	1		RESIDENTIAL	LIST	7/9/2018	MR
STYLE	8	0.95	CONTEMPORARY [100%]	REVIEW	2/25/2020	MR
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2017	SIZE ADJ	1.000
NET AREA	4,513	DETAIL ADJ	0.978
\$NLA(RCN)	\$665	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
FULL BATHS	5	1.00	
1/2 BATHS	1	1.00	
FIXTURES	21	\$38,611	
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	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UN	494		277.60	137,134
+	BAS	L	BAS AREA	2,315	2017	492.69	1,140,570
A	USF	L	UP-STRY FIN	2,198	2017	418.06	918,897
+	LLF	N	LOWER LEVEL FIN	1,821		362.58	660,258
+	PTA	N	PATIO/STOOP	1,568		42.06	65,958
	F21	O	FPL 2S 1OP	1		24,383.60	24,384
	GFP	O	GAS LOG/FP/E FP	1		14,621.70	14,622

TOTAL RCN	3,000,433
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2017 / 5
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$2,850,400

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

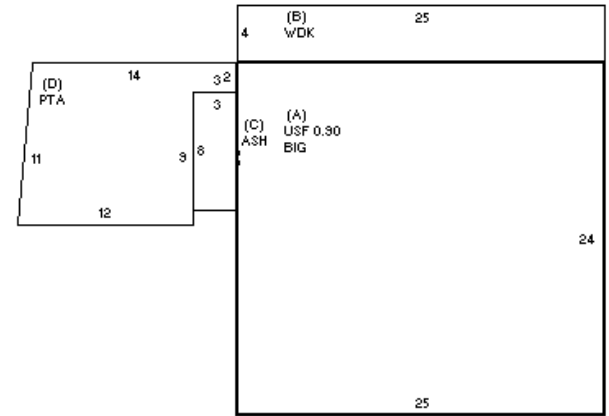
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	465,000	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								02/05/2020



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/5/2020	NF
MODEL	1		RESIDENTIAL	LIST	1/17/2019	TCK
STYLE	17	0.95	GAR/APT [100%]	REVIEW	2/25/2020	MR
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
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INDING

YEAR BLT	2017	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	489,493		
NET AREA	540	DETAIL ADJ	0.929	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	600		180.53	108,319	CONDITION ELEM	CD		
\$NLA(RCN)	\$906	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	540	2017	654.07	353,198	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	100		137.24	13,724	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	ASH	N	ATT SHED	24		142.37	3,417	KITCHEN	A		
				FLOOR COVER	6	OTHER	1.00	D	PTA	N	PATIO/STOOP	133		42.07	5,595	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00									HEAT	A		
				HEATING/COOL	9	WARM/COOL AIR	1.03									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2017 / 5
																		COND	5 5 %
																		FUNC	0
																		ECON	0
																		DEPR	5 % GD 95
																		RCNLD	\$465,000