

Key: 3192

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.462

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
HIGHLAND REALTY TRUST VIGODA ROBERT A TRUSTEE c/o MARY JIGARJIAN 56 WESTCLIFF RD WESTON, MA 02493		15E-55-48	107 HIGHLAND AVE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
HIGHLAND REALTY TRUST		07/24/2019	T	1,800,000	32176-257	
TUTTLE SUSAN A TRUSTEE		07/16/2018	H	1 31403-129		
STACKHOUSE DONALD		02/14/2012	A	1 26080-287		

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,920	CH	1.00	100 1.00	1,814,175	1.53	MDW 1.10	GF1	4.50		1,522,210

TOTAL	23,920 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE	LAND	1,522,200	1,409,400			
Inf1	100		BUILDING	425,000	386,900			
Inf2	100		DETACHED	0	0			
			OTHER	520,000	341,300			
			TOTAL	2,467,200	2,137,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/22/2022	NF
MODEL	1		RESIDENTIAL	LIST	2/22/2022	EST
STYLE	7	1.00	OLD STYLE [100%]	REVIEW	3/15/2023	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

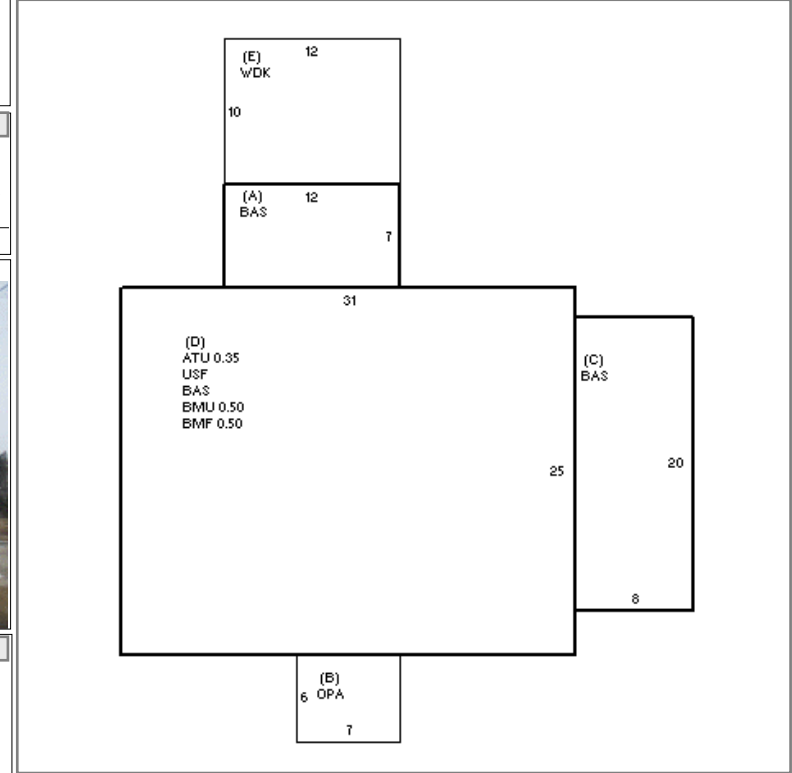
YEAR BLT	1924	SIZE ADJ	1.000
NET AREA	1,794	DETAIL ADJ	1.000
\$NLA(RCN)	\$304	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
FULL BATHS	2	1.00	
1/2 BATHS	1	1.00	
FIXTURES	9	\$7,200	
UNITS	1	1.00	

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	2	SOFTWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,019	1924	249.68	254,422
B	OPA	N	OPEN PORCH	42		76.10	3,196
D	BMF	N	BSMT FINISH-SEP	388		108.60	42,137
D	BMU	N	BSMT UNFINISHED	388		90.48	35,106
D	USF	L	UP-STRY FIN	775	1924	211.86	164,192
D	ATU	N	UNFIN ATTIC	271		78.50	21,274
E	WDK	N	WOOD DECK	120		58.40	7,008
	F21	O	FPL 2S 1OP	1		10,376.00	10,376

TOTAL RCN	544,911
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$425,000

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1090	100	MULTIPLE HSES			1	1 of 2		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-112	12/15/2022	75	SPECIAL PERM				100	100
21-115	03/29/2021	2	Additions	500,000	02/16/2023	NF	90	95
21-110	03/22/2021	5	Demolitions	15,000	02/22/2022	NF	100	100
20-069	11/25/2020	75	SPECIAL PERM		02/22/2022	NF	100	100
	10/28/2019	98	SALES QUESTI				100	100



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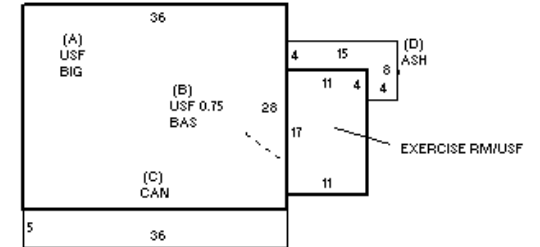
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	520,000	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/22/2022	NF
MODEL	1		RESIDENTIAL	LIST	2/16/2023	EST
STYLE	17	0.95	GAR/APT [100%]	REVIEW	3/15/2023	EMZ
QUALITY	G	1.55	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
#97
INFO @ DOOR 2/16/2023

G

YEAR BLT	2021	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	584,310																		
NET AREA	1,335	DETAIL ADJ	0.929	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	1,008		114.62	115,540																				
\$NLA(RCN)	\$438	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	1,148	2021	325.10	373,212																				
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	187	2021	383.13	71,646																				
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	CAN	N	CANOPY	180		67.58	12,164																				
				FLOOR COVER	1	HARDWOOD	1.00	D	ASH	N	ATT SHED	76		93.94	7,139																				
				INT. FINISH	2	DRYWALL	1.00		GEN	O	GENERATOR	1		0.00																					
				HEATING/COOL	9	WARM/COOL AIR	1.03																												
				FUEL SOURCE	2	GAS	1.00																												
				<table border="1"> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>A</td> </tr> <tr> <td>KITCHEN</td> <td>A</td> </tr> <tr> <td>BATHS</td> <td>A</td> </tr> <tr> <td>HEAT</td> <td>A</td> </tr> <tr> <td>ELECT</td> <td>A</td> </tr> </table>														CONDITION ELEM	CD	EXTERIOR	A	INTERIOR	A	KITCHEN	A	BATHS	A	HEAT	A	ELECT	A				
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				FIXTURES	4	\$4,608																													
				UNITS	1	1.00																													