

Key: 3227

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3.502

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
RAOUF FIRAS & HADDAWI JAMEILA 53 HELENE RD WABAN, MA 02468				15F-14-J1				175 BARCLIFF AVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
RAOUF FIRAS & HADDAWI JAM				10/14/2020	QS	2,150,000	33358-224					
TOWEY MICHAEL & ANDREA				05/03/2019	O	980,000	31995-269					
FRANCIS B JONES TESTAMENA				05/03/2019	A	1	31995-266					

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	%
20-207	10/19/2020	77	SOLAR PANELS	54,257	04/01/2021	NF	100	100
SS22-03	06/01/2020	99	n/a		04/01/2021	NF	100	100
21-287	05/01/2020	6	Pools etc	80,000	04/01/2021	MNF	100	100
	04/22/2020	98	SALES QUESTI				100	100
20-106	02/14/2020	3	Renovations	377,000	04/01/2021	NF	100	100

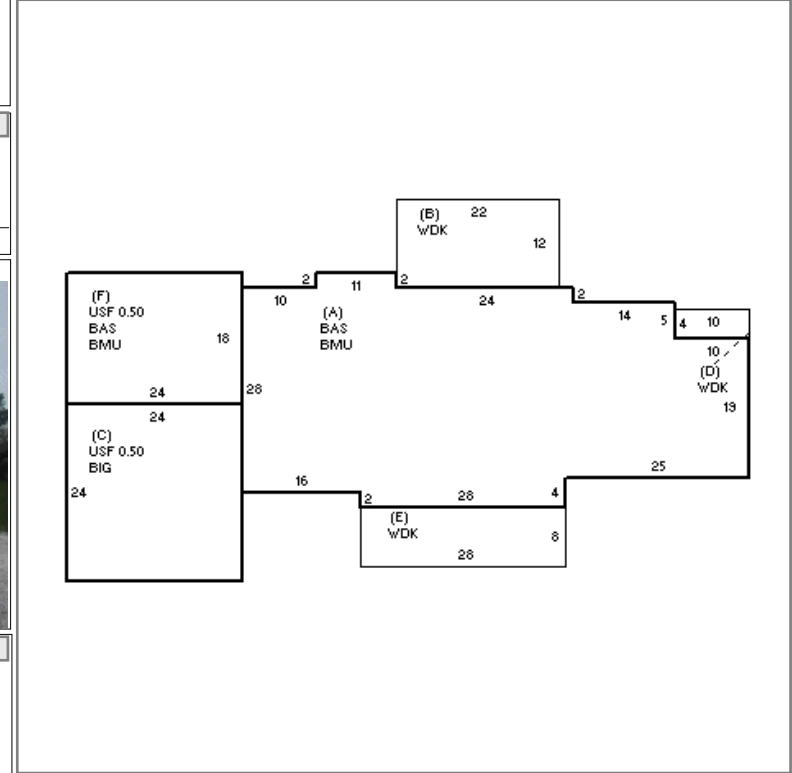
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,726	CH	1.00	1.00	916,250	1.24	1.00	1.00	R06	2.50	801,990

TOTAL	30,726 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CHATHAM	NOTE			LAND	802,000	668,300	
Inf1	100		BUILDING	1,875,100	1,597,700			
Inf2	100		DETACHED	14,900	14,200			
			OTHER	0	0			
TOTAL						2,692,000	2,280,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	10 0.90 18X36	2020	512	32.40	14,900



BLDG COMMENTS
CUSTOM BUILT 47 SOLAR PANELS HTB=THERAPY POOL



BUILDING	CD	ADJ	DESC	MEASURE	4/1/2021	NF
MODEL	1		RESIDENTIAL	LIST	4/1/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	6/9/2021	EMZ
QUALITY	V	2.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,798	DETAIL ADJ	0.875	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,294		148.02	339,561
\$NLA(RCN)	\$670	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	2,294	1998	478.14	1,096,846
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	528		137.24	72,462
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	BIG	N	BUILT-IN GARAGE	576		181.35	104,455
				FLOOR COVER	1	HARDWOOD	1.00	+	USF	L	UP-STRY FIN	504	2020	405.72	204,481
				INT. FINISH	2	DRYWALL	1.00	F11	O	FPL 1S 1OP	1			17,571.00	17,571
				HEATING/COOL	9	WARM/COOL AIR	1.03	HTB	O	HOT TUB-ADD	1			16,487.60	16,488
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHWR-A	1			3,471.00	3,471

TOTAL RCN	1,875,075
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$1,875,100