Key: 3496

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 3,791

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SMOLENSKI THOMAS & NISHA 218 LEXINGTON AVE CAMBRIDGE, MA 02138	15I-37-B4	55 WINDWARD PASSAGE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SMOLENSKI THOMAS & NISHA	07/08/2016	A	1	29785-86
SMOLENSKI THOMAS	10/09/2007	QS	795,000	22393-34
GOODNOW MICHELLE A	07/03/1995	QS	320,000	9736-198

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

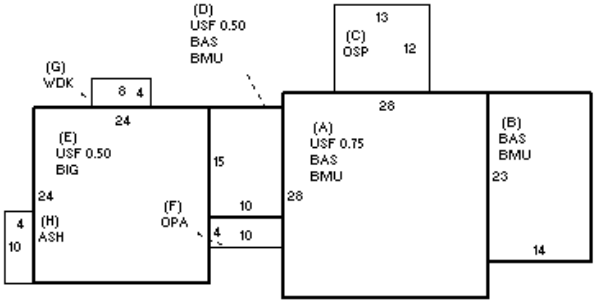
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-63	01/31/2023	10	Reroof	30,000			0	0
22-1054	12/20/2022	77	SOLAR PANELS	48,000			100	100
13-266	05/15/2013	3	Renovations	2,500	03/12/2014	MR	100	100
	05/14/2008	50	Meas & List			RRC	100	100
99-173	04/01/1999	2	Additions	10,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,099	NC 1.00	100 1.00	100 1.00	549,750	1.77	100 1.00	R06 1.50			448,550

TOTAL	20,099 SF	ZONING	R40	FRNT	149
Nbhd	NORTH CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	448,600	373,800
BUILDING	670,500	610,200
DETACHED	0	0
OTHER	0	0
TOTAL	**1,119,100**	**984,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/12/2014

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	+	1.20	PLUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE		
LIST		
REVIEW	10/10/2018	APK

YEAR BLT	1994	SIZE ADJ	1.000
NET AREA	2,207	DETAIL ADJ	1.050
$NLA(RCN)	$375	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	0	1.00
BEDROOMS	4	1.00
FULL BATHS	2	1.00
1/2 BATHS	1	1.00
FIXTURES	9	$9,072
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
+	BMU	N	BSMT UNFINISHED	1,256		82.77	103,957
+	BAS	L	BAS AREA	1,256	1994	303.15	380,762
+	USF	L	UP-STRY FIN	663	1994	257.24	170,548
C	OSP	N	OPEN SCR PORCH	156		94.56	14,752
E	BIG	N	BUILT-IN GARAGE	576		92.60	53,339
E	USF	L	UP-STRY FIN	288	1999	257.24	74,084
F	OPA	N	OPEN PORCH	40		91.32	3,653
G	WDK	N	WOOD DECK	32		70.09	2,243
H	ASH	N	ATT SHED	40		72.72	2,909
	F21	O	FPL 2S 1OP	1		12,451.20	12,451

TOTAL RCN	827,770

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

EFF.YR/AGE	2003 / 19	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD		$670,500