

Key: 4220

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.624

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
MCDONALD STEPHEN G 8 SAWMILL LN MEDFIELD, MA 02052				1B-15-11				89 FAIRVIEW AVE				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MCDONALD STEPHEN G				12/30/2022	QS	1,350,000	(231955)	
SMITH SCOTT T & KATHLEEN				05/24/2005	QS	665,000	(176767)					
WOESSLER DOROTHEA				11/26/1990	QS	95,000	(122004)					

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	%
16-159	03/23/2016	3	Renovations	57,000	04/17/2017	NF	100	100
13-570	10/28/2013	3	Renovations	70,000	05/02/2014	MR	100	100
12-389	08/27/2012	1	New Construc	6,100	06/26/2013	SF	100	100
	01/13/2006	51	Meas			RRC	100	100
05-223	05/26/2005	2	Additions	30,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,227	SC	1.00	100	1.00	100	1.00	R05	1.60		458,450

DETACHED

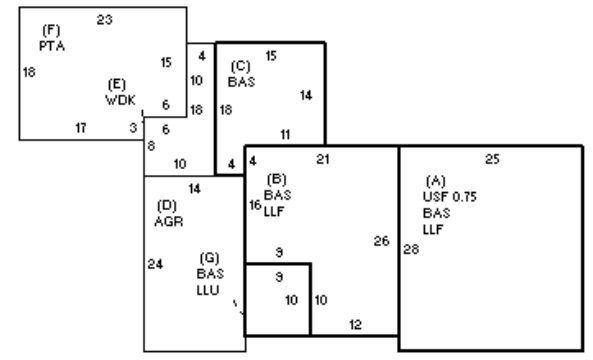
TOTAL	15,227 SF		ZONING	R20	FRNT	101	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM		NOTE				LAND	458,500	382,000
Inf1	100			BUILDING	868,000	661,800			
Inf2	100			DETACHED	2,900	2,700			
				OTHER	0	0			
						<b>TOTAL</b>	<b>1,329,400</b>	<b>1,046,500</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 12X16	2012	192	11.81	2,000
PTD	A	1.00	30 0.70 9X12		108	11.30	900

PHOTO 11/30/2021



BLDG COMMENTS
LLF=3RMS,BATH



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/30/2021	TCK
MODEL	1		RESIDENTIAL	LIST	11/30/2021	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	12/30/2021	MR
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1991	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	904,148		
NET AREA	1,997	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	+	LLF	N	LOWER LEVEL FIN	1,156		211.64	244,656	CONDITION ELEM	CD		
\$NLA(RCN)	\$453	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,246	1991	287.58	358,330	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	525	1991	244.03	128,113	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	BAS	L	BAS AREA	226	2002	287.59	64,994	KITCHEN	V		
				FLOOR COVER	13	HARDWD/CARPET	1.00	D	AGR	N	ATTACHED GARAGE	336		99.08	33,289	BATHS	V		
				INT. FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	120		70.08	8,410	HEAT	U		
				HEATING/COOL	11	HT-WT/COOL AIR	1.05	F	PTA	N	PATIO/STOOP	396		21.48	8,506	ELECT	U		
				FUEL SOURCE	2	GAS	1.00	G	LLU	N	LOWER LEVEL UN	90		162.04	14,584				
																	EFF.YR/AGE	2018 / 4	
																	COND	4 4 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	4 % GD 96	
																	RCNLD	\$868,000	