Key: 4819

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5,259

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JOHN P DELEONARDIS REV TRUST &	3D-64E-J9	44 WATERVIEW CIR
NOW DELEONARDIS REALTY TRUST OF 2023		
44 WATERVIEW CIR		
S CHATHAM, MA 02659		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DELEONARDIS REALTY TRUST	06/05/2023	A	1	35823-197
DELEONARDIS REV TRUST OF	06/05/2023	A	1	35823-194
JOHN P DELEONARDIS REV TR	11/10/2009	A	1	24155-288

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

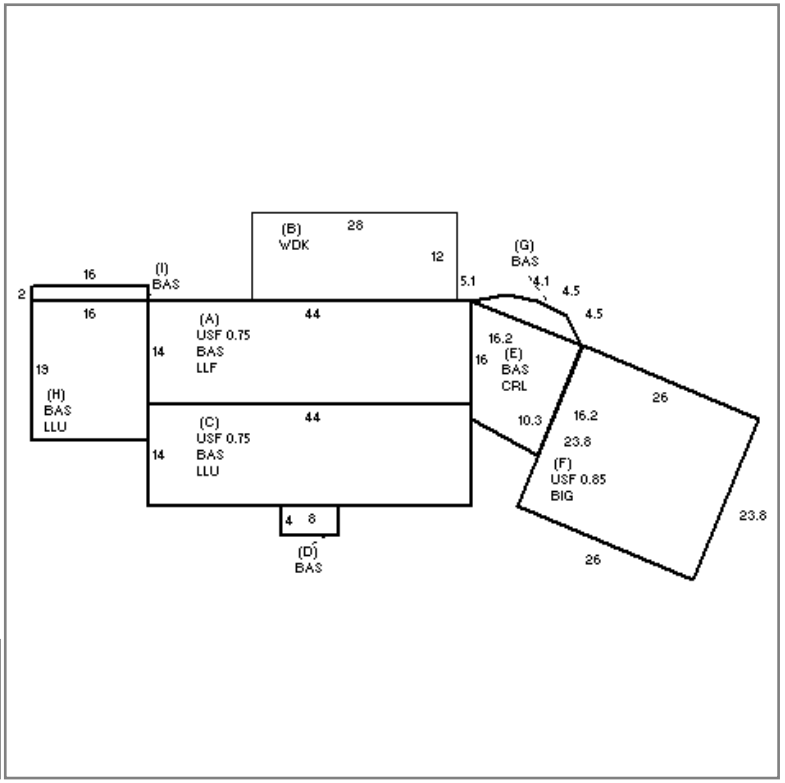
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16-071	02/17/2016	3	Renovations	10,000	04/19/2017	NF	100	100
15-763	11/25/2015	10	Reroof	5,300			100	100
11-189	05/12/2011	11	Window Rplc	5,000	04/26/2012	MR	100	100
	01/22/2010	51	Meas			CE	100	100
09-306	08/21/2009	3	Renovations	28,800	01/22/2010		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,886	SC 1.00	100 1.00	100 1.00	769,650	1.31	100 1.00	CF1 2.10			666,500

TOTAL	28,886 SF	ZONING	R20	FRNT	0
Nbhd	SOUTH CHATHAM	NOTE	Water Frontage		
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	666,500	555,400
BUILDING	956,900	881,600
DETACHED	3,200	3,000
OTHER	0	0
TOTAL	**1,626,600**	**1,440,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	11X12	2008	132	12.93	1,400
PTD	A 1.00	20 0.80	10X20 IRR		200	11.30	1,800

PHOTO 03/01/2022

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	3/1/2022	TCK
LIST	3/1/2022	EST
REVIEW	3/15/2022	EMZ

YEAR BLT	1993	SIZE ADJ	1.000
NET AREA	3,290	DETAIL ADJ	1.050
$NLA(RCN)	$373	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	2	1.00
1/2 BATHS	1	1.00
FIXTURES	8	$8,064
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	16	HARDWD/OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	N	LOWER LEVEL FIN	616		203.45	125,328
+	USF	L	UP-STRY FIN	924	1993	234.59	216,758
B	WDK	N	WOOD DECK	336		70.08	23,546
+	LLU	N	LOWER LEVEL UN	920		155.77	143,309
+	BAS	L	BAS AREA	1,600	1993	276.46	442,339
E	CRL	N	CRAWL SPACE	203		32.29	6,556
F	BIG	N	BUILT-IN GARAGE	618		91.98	56,842
F	USF	L	UP-STRY FIN	525	2006	234.59	123,158
+	BAS	L	BAS AREA	241	2006	276.46	66,628
	F21	O	FPL 2S 1OP	1		12,451.20	12,451
	ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	1,226,752

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

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD	$956,900		