

Key: 4820

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.260

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
VARZEAS FAMILY REALTY TRUST VARVEAS KIM M & MEREDITH R COTRSTES 40 WATERVIEW CIR S CHATHAM, MA 02659				3D-64F-J7				40 WATERVIEW CIR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VARZEAS FAMILY REALTY TRU				04/20/2021	A	1	34030-217				
VARZEAS KIM M & MEREDITH				12/08/2014	QS	645,000	28557-206				
MCLAUGHLIN CHARLES V & MA				11/03/1989	QS	89,000	6946-30				

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	%
19-510	07/24/2019	10	Reroof	12,400	02/24/2020	TCK	100	100
15-584	10/02/2015	12	INSULATION	5,538			100	100
15-170	04/13/2015	3	Renovations	15,000	06/10/2016	WFF	100	100
	03/14/2008	50	Meas & List			RRC	100	100
94-420	11/01/1994	1	New Construc	140,000			100	100

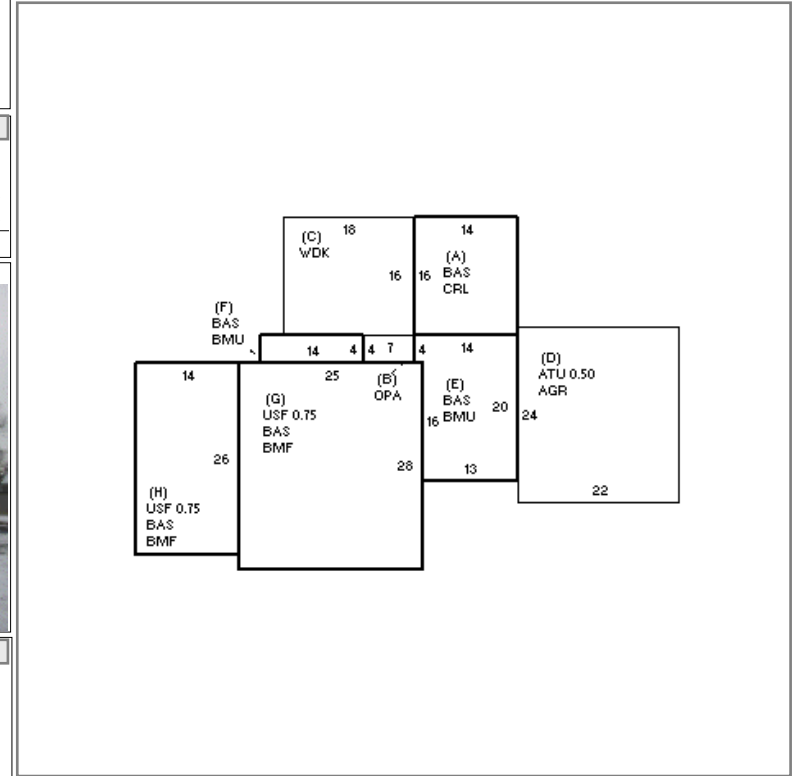
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,002	SC	1.00	1.00	586,400	1.78	1.00	1.00	R05	1.60	478,080

TOTAL	20,002 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE	LAND	478,100	398,400			
Inf1	100		BUILDING	782,700	712,300			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,260,800	1,110,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
BMF=FAM RM
INFO @ DOOR 3/1/22



BUILDING	CD	ADJ	DESC	MEASURE	3/1/2022	TCK
MODEL	1		RESIDENTIAL	LIST	3/1/2022	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	3/15/2022	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,406	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	A	CRL	N	CRAWL SPACE	224		30.83	6,905
\$NLA(RCN)	\$412	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,608	1995	299.02	480,829
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	28		91.33	2,557
STORIES	1.75	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00	C	WDK	N	WOOD DECK	288		70.08	20,183
ROOMS	7	1.00		FLOOR COVER	16	HARDWD/OTHER	1.00	D	AGR	N	ATTACHED GARAGE	528		93.44	49,336
BEDROOMS	3	1.00		INT. FINISH	22	DRYWLI/DRYWLI	1.00	D	ATU	N	UNFIN ATTIC	264		94.20	24,869
FULL BATHS	2	1.00		HEATING/COOL	11	HT-WT/COOL AIR	1.05	+	BMU	N	BSMT UNFINISHED	320		103.65	33,168
1/2 BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00	+	BMF	N	BSMT FINISH-SEP	1,064		130.32	138,660
FIXTURES	10	\$10,080						+	USF	L	UP-STRY FIN	798	1995	253.73	202,477
UNITS	1	1.00							F21	O	FPL 2S 1OP	1		12,451.20	12,451
									GFP	O	GAS LOG/FP/E FP	1		7,466.40	7,466
									ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772

TOTAL RCN	990,754
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2000 / 22
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$782,700