

Key: 4905

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.341

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION								
HEGARTY RYAN 74-76 WOODLAWN ST UNIT 76-B JAMAICA PLAIN, MA 02130		3F-22-B17		110 TIRRELLS WAY								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
HEGARTY RYAN		04/24/2020	QS	572,500	(222352)							
RELYEA RICHARD S & MONICA		11/09/2012	N	245,000	(198684)							
LEAHY WILLIAM B & JANET E		01/05/2006	QS	385,000	(178969)							
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,098	MC	1.00	1.00	311,525	1.42	100	1.00	R01	0.85	265,180

LAND

TOTAL	26,098 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE	LAND		265,200	234,000		
Inf1	100		BUILDING		607,300	552,800		
Inf2	100		DETACHED		900	800		
			OTHER		0	0		
		TOTAL		873,400	787,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X10	1994	80	15.24	900



BUILDING

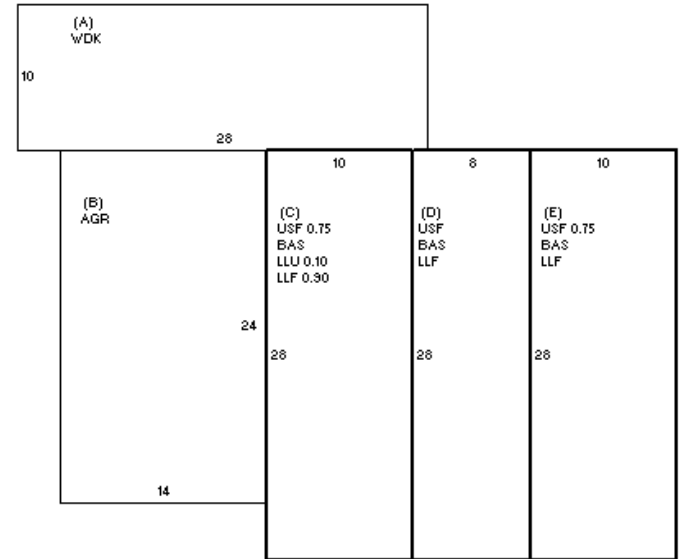
BUILDING	CD	ADJ	DESC	MEASURE	9/27/2019	NF
MODEL	1		RESIDENTIAL	LIST	9/27/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	11/25/2019	MR
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
BMF=2RM ,1F.BATH,1BDRM

G

YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,428	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$457	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00
CAPACITY				ROOF SHAPE	6	SALTBOX	1.00
STORIES	1.75	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00
ROOMS	7	1.00		FLOOR COVER	13	HARDWD/CARPET	1.00
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00
FULL BATHS	3	1.00		HEATING/COOL	11	HT-WT/COOL AIR	1.05
1/2 BATHS	0	1.00		FUEL SOURCE	1	OIL	1.00
FIXTURES	9	\$9,072					
UNITS	1	1.00					

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 %
13-363	04/12/2016	3	Renovations		04/12/2016	APK	100 100
13-005	07/11/2013	2	Additions	2,100	04/10/2014	SF	100 100
	01/09/2013	3	Renovations	70,000	04/10/2014	SF	100 100
	05/09/2006	50	Meas & List			NF	100 100
94-439	11/01/1994	4	Outbuildings	1,000			100 100



TOTAL RCN	652,986	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
KITCHEN	V	
BATHS	G	
HEAT	U	
ELECT	U	
EFF.YR/AGE	2015 / 7	
COND	7.7 %	
FUNC	0	
ECON	0	
DEPR	7 % GD	93
RCNLD	\$607,300	