Key: 4981

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5,419

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NEWMAN THERESA E & ANDREW R 12 FREMONT ST READING, MA 01867	4C-12-E2	40 GILLIS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NEWMAN THERESA E & ANDREW	06/01/2021	QS	1,590,000	34168-90
ZINA L & JAMES GORMAN TRU	06/15/2015	A	1	28939-8
GORMAN ZINA L & JAMES F	02/04/2008	QS	755,000	22647-330

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	%
22-366	05/12/2022	3	Renovations	9,000	03/23/2023	NF	100	100
20-121	02/25/2020	3	Renovations	15,000	04/15/2021	NF	100	100
	01/12/2011	50	Meas & List			CE	100	100
10-486	12/02/2010	11	Window Rplc	25,000	04/26/2012	MR	100	100
	01/22/2010	50	Meas & List			CE	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,230	SC 1.00	100 1.00	100 1.00	1,099,500	1.69	100 1.00	VW2 3.00			904,920

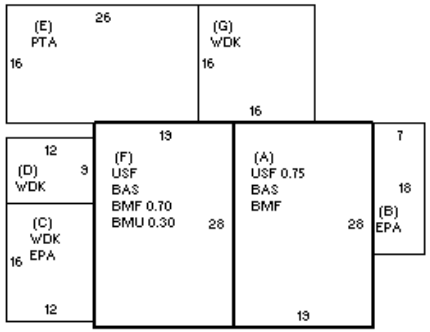
TOTAL	21,230 SF	ZONING	R20	FRNT	0
Nbhd	SOUTH CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	904,900	754,100
BUILDING	737,700	679,200
DETACHED	30,000	28,500
OTHER	0	0
TOTAL	**1,672,600**	**1,461,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUL	G 1.20	20 0.80	26X24	2010	624	60.00	30,000

PHOTO 03/23/2023



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.20	PLUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/9/2021	TCK
LIST	12/9/2021	EST
REVIEW	4/13/2023	EMZ

BLDG COMMENTS

BMF=FAM RM/BATH

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	1,995	DETAIL ADJ	1.050
$NLA(RCN)	$420	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
FULL BATHS	3	1.00
1/2 BATHS	1	1.00
FIXTURES	11	$11,088
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	23	SOFTWD/CARPET	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
+	BMF	N	BSMT FINISH-SEP	904		130.32	117,809
+	BAS	L	BAS AREA	1,064	1980	308.24	327,966
+	USF	L	UP-STRY FIN	931	1980	261.55	243,504
+	EPA	N	ENCL PORCH	318		160.44	51,020
+	WDK	N	WOOD DECK	556		70.08	38,964
E	PTA	N	PATIO/STOOP	416		21.48	8,935
F	BMU	N	BSMT UNFINISHED	160		108.58	17,372
	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	838,349

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

EFF.YR/AGE	2010 / 12	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD		$737,700