

Key: 4993

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.432

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TRYDER MATTHEW & MARA 103 WOODLAND RD WESTWOOD, MA 02090				4C-24-BA4				35 PINE TREE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TRYDER MATTHEW & MARA				12/30/2020	QS	730,000	33628-342				
BEACH GARY J & CATHERINE				10/17/2005	QS	682,500	20373-244				
HUGHES KATHERINE H				09/18/1997	99	52,000	10957-106				

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	%
22-512	07/11/2022	3	Renovations	19,500	03/23/2023	NF	100	100
		8	Cyc. Reinsp.		12/08/2021	TCK	100	100
20-367	11/24/2020	10	Reroof	10,100	04/15/2021	EMZ	100	100
000000746	11/19/2004	99	n/a	25,000			100	100
01-234	04/27/2001	99	n/a	1,200			100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,070	SC	1.00	1.00	549,750	3.18	1.00	R04	1.50		404,680

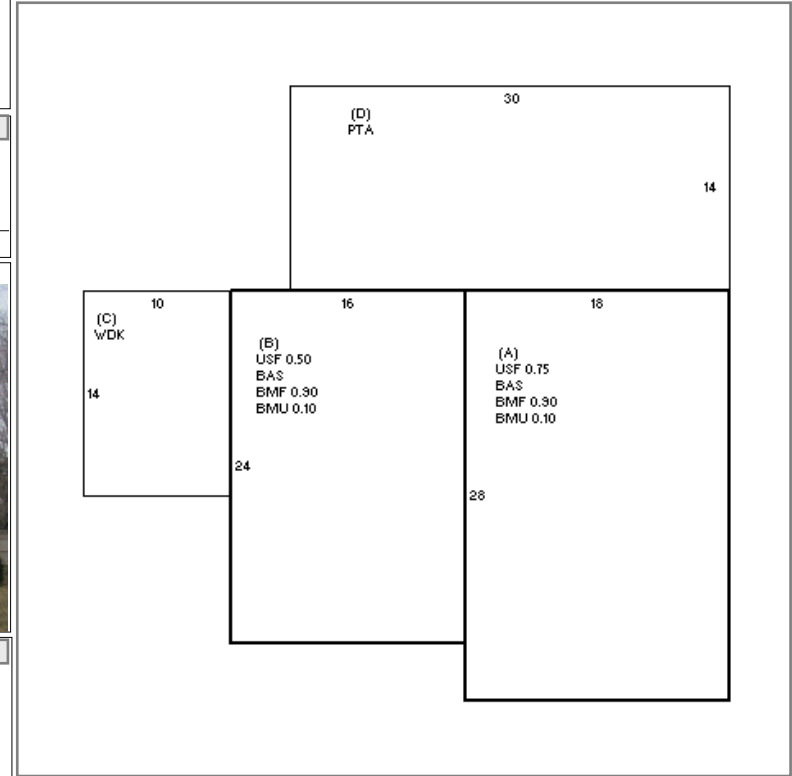
TOTAL	10,070 SF	ZONING	R20	FRNT	142	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	NOTE	LAND	404,700	314,700			
Inf1	100		BUILDING	432,300	388,300			
Inf2	100		DETACHED	700	800			
			OTHER	0	0			
			TOTAL	837,700	703,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X8	2001	64	16.25	700



PHOTO 03/23/2023

BLDG COMMENTS
BMF= FAM RM (PER PLANS 5/12/2023)



BUILDING	CD	ADJ	DESC	MEASURE	12/8/2021	TCK
MODEL	1		RESIDENTIAL	LIST	12/8/2021	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	4/13/2023	EMZ
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	502,628	
NET AREA	1,458	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	89		90.48	8,053	CONDITION ELEM	CD	
\$NLA(RCN)	\$345	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BMF	N	BSMT FINISH-SEP	799		108.60	86,771	EXTERIOR	G	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	888	1998	273.55	242,911	INTERIOR	G
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	+	USF	L	UP-STRY FIN	570	1998	232.12	132,306	KITCHEN	G		
ROOMS	6	1.00	FLOOR COVER	14	HARDWD/ASPH TL	1.00	C	WDC	N	WOOD DECK	140		58.40	8,176	BATHS	G		
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	D	PTA	N	PATIO/STOOP	420		17.90	7,518	HEAT	A		
FULL BATHS	2	1.00	HEATING/COOL	11	HT-WT/COOL AIR	1.05	F21	O	FPL 2S 1OP	1			10,376.00	10,376	ELECT	A		
1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHWR-A	1			1,477.00	1,477				
FIXTURES	6	\$5,040																
UNITS	1	1.00																
																EFF.YR/AGE	2008 / 14	
																COND	14 14 %	
																FUNC	0	
																ECON	0	
																DEPR	14 % GD 86	
																RCNLD	\$432,300	