

Key: 5106

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5.550

LEGAL

LAND

DETAILED

BUILDING

G

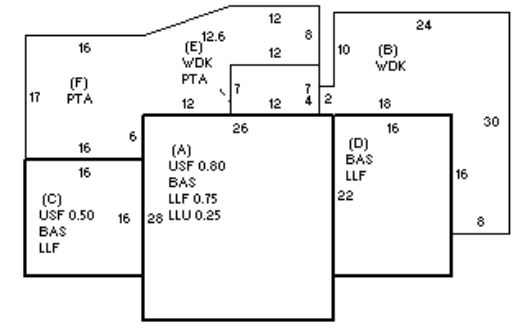
CURRENT OWNER				PARCEL ID				LOCATION			
THE LAWRENCE BRIAN KOSS REV TRUST & THE JANICE M KOSS REV TRUST 299 LEXINGTON ST #75 WOBURN, MA 01801				4D-51F-ND7				94 JUNIPER LN WEST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
THE LAWRENCE BRIAN KOSS R				04/29/2021	A	1 34060-316					
KOSS JANICE M				05/27/2011	QS	1,075,000 25475-106					
WILSON GILBERT R & MARGAR				05/21/1996	QS	156,000 10212-245					

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	%
23-50	01/31/2023	11	Window Rplc	13,174				0 0
		8	Cyc. Reinsp.		12/28/2021	TCK	100	100
20-455	01/13/2021	3	Renovations	40,000	12/28/2021	TCK	100	100
18-165	02/27/2018	2	Additions	80,000	02/21/2019	TCK	100	100
17-742	10/31/2017	3	Renovations	162,414	07/17/2018	WFF	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,000	SC	1.00	1.00	769,650	1.58	1.00	1.00	CF1	2.10	641,680

TOTAL	23,000 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH CHATHAM	N O T E	Taylor Pond			LAND	641,700	534,700
Inf1	100		BUILDING	800,800	728,700			
Inf2	100		DETACHED	212,500	210,000			
			OTHER	0	0			
						TOTAL	1,655,000	1,473,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUL	G	1.20	10 0.90 24X24	1997	576	60.00	31,100
DCK	V	1.50	10 0.90 90X2+8X12+4X	1999	360	543.52	176,100
HTB	A	1.00	20 0.80		1	6,564.90	5,300



BUILDING	CD	ADJ	DESC	MEASURE	12/28/2021	TCK
MODEL	1		RESIDENTIAL	LIST	12/28/2021	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	1/28/2022	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	870,466				
NET AREA	2,046	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UN	182		153.64	27,962	CONDITION ELEM	CD				
\$NLA(RCN)	\$425	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	LLF	N	LOWER LEVEL FIN	546		200.67	109,566	EXTERIOR	G				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,336	1997	272.68	364,298	INTERIOR	V				
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	USF	L	UP-STRY FIN	710	1997	231.38	164,278	KITCHEN	V				
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	556		70.08	38,964	BATHS	V				
				INT. FINISH	2	DRYWALL	1.00	+	LLF	N	LOWER LEVEL FIN	608		200.67	122,008	HEAT	A				
				HEATING/COOL	2	HOT WATER	1.00	+	PTA	N	PATIO/STOOP	608		21.48	13,060	ELECT	A				
				FUEL SOURCE	2	GAS	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			
													EFF.YR/AGE		2014 / 8						
													COND	8 8 %							
													FUNC	0							
													ECON	0							
													DEPR	8 % GD		92					
													RCNLD		\$80,800						