Key: 5753

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 6,218

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KELLY THOMAS J **1180 HIGH ST** **WESTWOOD, MA 02090**	**6C-133-S2**	**16 SOUNDVIEW AVE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KELLY THOMAS J	07/27/2007	QS	387,500	22219-236
HANIFIN MARY & JOHN	02/24/2004	A	1	18249-23
DAVENPORT MARY	06/28/2002	O	322,000	15318-300

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	%
22-952	11/15/2022	77	SOLAR PANELS	21,510			100	100
22-303	04/05/2022	10	Reroof	4,835	03/27/2023	NF	100	100
20-396	12/04/2020	12	INSULATION	3,358	04/16/2021	NF	100	100
	03/13/2009	50	Meas & List			RRC	100	100
99-185	03/01/1999	99	n/a	5,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,960	SC 1.00	100 1.00	100 1.00	586,400	5.87	100 1.00	R05 1.60			391,730

TOTAL	4,960 SF
Nbhd	SOUTH CHATHAM
Infl1	100
Infl2	100

ZONING R20 FRNT 75

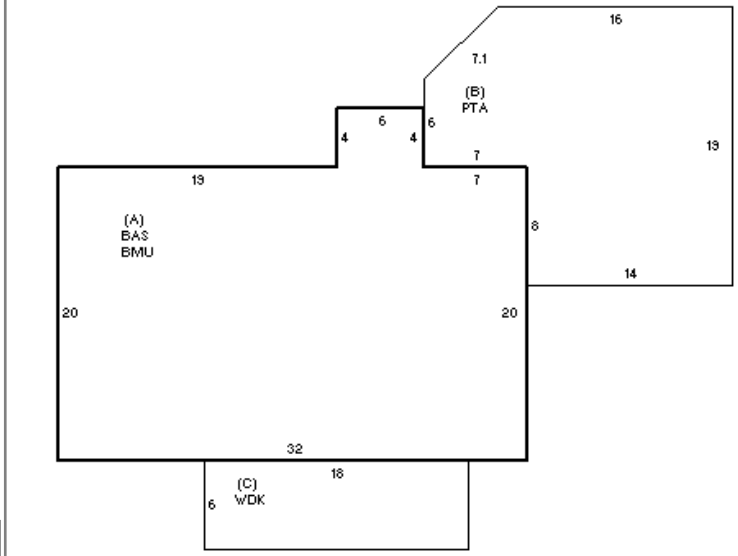
NOTE: Plan Approved 12/14/93

ASSESSED	CURRENT	PREVIOUS
LAND	391,700	326,400
BUILDING	143,400	130,500
DETACHED	0	0
OTHER	0	0
TOTAL	**535,100**	**456,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/27/2023



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	-	0.80	MINUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/3/2022	TCK
LIST	2/3/2022	EST
REVIEW	4/14/2023	EMZ

BLDG COMMENTS

SOLAR PANELS

YEAR BLT	1957	SIZE ADJ	1.000
NET AREA	664	DETAIL ADJ	0.850
$NLA(RCN)	$309	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
FULL BATHS	1	1.00
1/2 BATHS	0	1.00
FIXTURES	3	$1,632
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUND WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	34	CARPET/ASPH TL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	664		64.64	42,924
A	BAS	L	BAS AREA	664	1957	225.00	149,402
B	PTA	N	PATIO/STOOP	331		14.32	4,740
C	WDK	N	WOOD DECK	108		46.72	5,046
	ODS	O	OUT DOOR SHWR-A	1		1,181.60	1,182

TOTAL RCN	204,925

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

EFF.YR/AGE	1973 / 49		
COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70
RCNLD			$143,400